

Landscape & Visual Impact Appraisal

January 2017

HOOK LANE PAGHAM



Proposed Playground Visualisation

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1. INTRODUCTION

LVIA Appointment

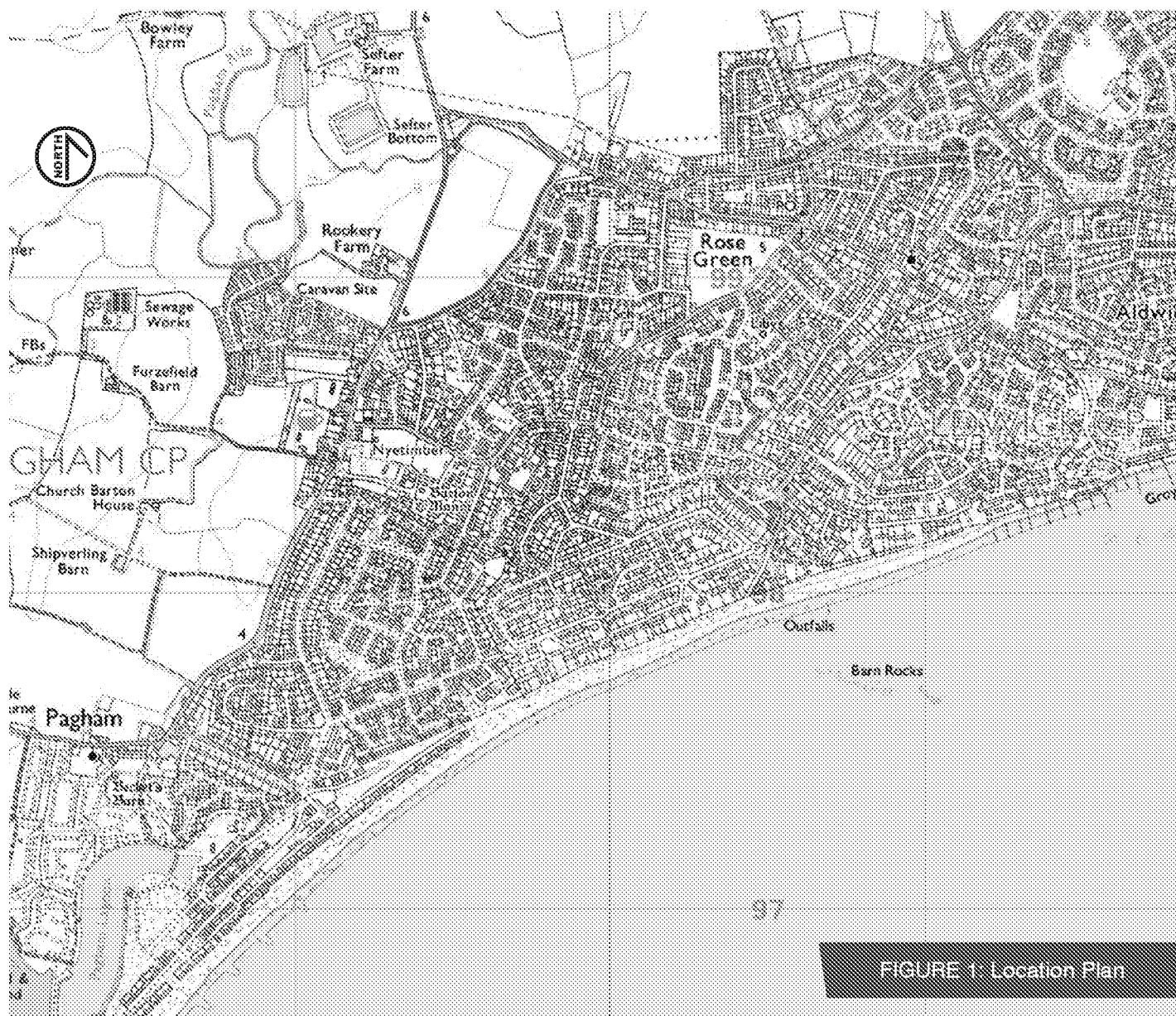
- 1.1 Urban Wilderness was commissioned by Hallam Land Management (HLM) to undertake a Landscape and Visual Impact Appraisal for a proposed housing development on agricultural land off Pagham Road, Pagham, Bognor Regis. This appraisal will form part of the project's application for planning consent.
- 1.2 The objectives of this appraisal is to provide a baseline analysis of the site followed by a Landscape and Visual Appraisal (LVIA) of the proposals and lastly to propose suitable mitigation to help integrate the development into the landscape.
- 1.3 This appraisal considers the change resulting from the development on both the landscape character and resources of the area and on the visual amenity of people who live, work and travel in and around the area. Landscape character and resources are considered separately from visual amenity, as whilst these elements are interlinked they are considered important in their own right.
- 1.4 The LVIA has informed the site masterplan and the Design and Access Statement accompanying the application.

Project Description and Appraisal Plans

- 1.5 The Framework Plan shown on Figure 6 (p.24) shows the basis against which this assessment has been made. Masterplan Options A and B (Figures 7 & 8) demonstrate how the design may be delivered in a manner which responds to the various site specific constraints identified by the project's Design Team and provide options with and without a new two form entry primary school.

- 1.6 The development can be summarised as follows:

- Either 230 houses and Primary School (Option A) or 300 houses without Primary School (Option B);
- Introduction of a D1 Use which could accommodate a Doctor's Surgery or Children's Day Nursery;
- An 80 bed Care Home;
- Engineering works to realign an existing watercourse which crosses the site; and
- Public Open Space (POS) and Green Infrastructure (GI), including landscape planting, woodland belts, street trees, wildflower/grassland meadows, hedgerows, equipt children's play space etc.



KEY

□ Site Boundary

FIGURE 1: Location Plan

2. METHODOLOGY

Current Guidance

- 2.1 This assessment has been carried out in accordance with the "Guidelines for Landscape and Visual Impact Assessment" (3rd. Edition, 2013) produced by The Landscape Institute and the Institute of Environmental Management & Assessment.

Purpose of Assessment

- 2.2 The report studies the effects of a given development on (i) the landscape character and landscape resources of the site and its environs, and (ii) the visual amenity experienced by people in through and surrounding the proposed development. These two components are described separately within this report.
- 2.3 Landscape impacts describe the likely effects of the development proposals on the physical character and quality of the landscape – i.e. the Environmental Resource. In a similar way, Visual effects describe the likely changes that the development will have within the views of receptors, i.e. people that have a viewing opportunity of the development such as local residents, walkers, road users, etc.

There are three principle parts to the assessment process, namely:

- Describe the baseline condition of the site and its environs and ascribe an evaluation of the sensitivity and capacity of this resource to accommodate change of the type proposed.
- Identify the changes proposed as a result of proposed development and their likely effects.
- Identify mitigation to prevent, reduce or alleviate anticipated negative effects.

- 2.4 Predicted effects may occur both during construction as well as operation / occupation of the development and as such each stage of the development should be assessed individually.

- 2.5 Whilst quantitative measurements should be employed where practicable the GLVIA guidance explains that a degree of professional experience and judgment should be exercised during the Landscape and Visual Impact Appraisal (LVIA) process and that these judgments should be "appropriate and proportional" (GLVIA (2013), cl. 2.24, para. 1.17). Professional opinions are given within the framework of "clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others." GLVIA (2013), cl. 2.24, page 21.

Defining The Baseline

- 2.6 The baseline study aims to provide an appropriate benchmark from which an appraisal of effects is based. The baseline sets out what the landscape is comprised of, describing its constituent parts, its function, its character, condition, value and capacity to accommodate change of the type proposed. It also describes the visual resource i.e. the area within which the development may be visible, the people (visual receptors) who may have views of the development and the nature of these views, i.e. whether they are distant, up close, open, constrained, transient, prolonged, etc.
- 2.7 Where existing landscape character assessments are available the baseline landscape is described with reference to published reports.

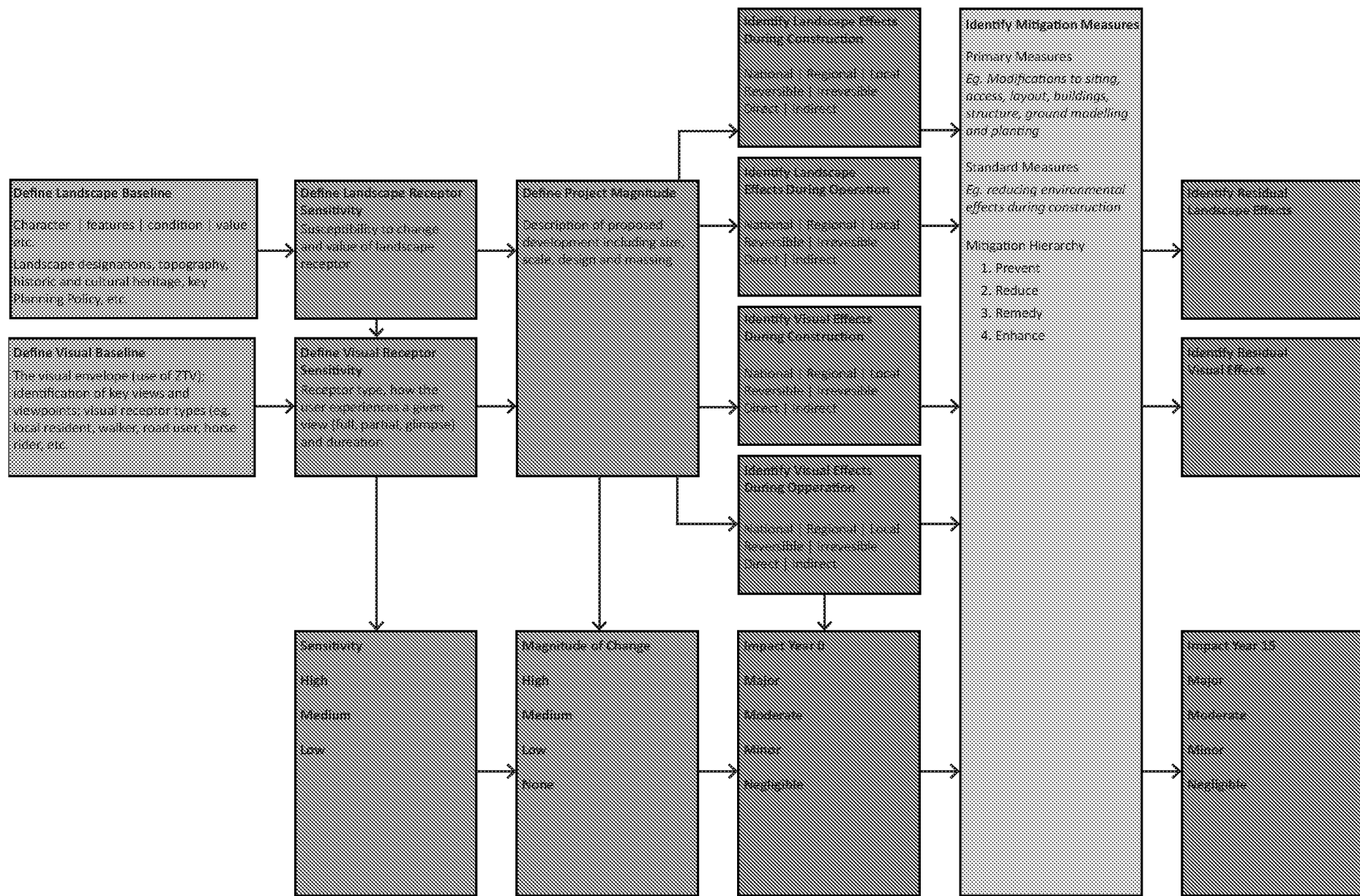


FIGURE 2: LVIA Methodology

Sensitivity To Change

2.8 The GLVIA states that sensitivity is “the nature of the receptor likely to be affected.” GLVIA (2013), cl. 3.24, page 38.

2.9 Both the landscape and visual receptors with potential views of the proposed development are ascribed a ‘sensitivity’. Judgments on sensitivity are derived by assessing landscape / visual receptor value, the nature of the landscape or visual receptor and their susceptibility to change of the type proposed.

The following scale is used to determine landscape and visual receptor sensitivity:

Table 1: Sensitivity to Change of Landscape and Visual Receptors

Sensitivity	Examples
High	A landscape or visual receptor considered to be highly sensitive to change of the type proposed and or with particularly distinctive characteristics. A highly valued landscape or visual receptor with little or no capacity to accommodate change of the type proposed.
Medium	A landscape or visual receptor which is considered to be potentially tolerant to change of the type proposed and which have less obvious or partially degraded characteristics. A landscape or visual receptor with some capacity to accommodate change of the type proposed.
Low	A landscape or visual receptor considered to be tolerant to change of the type proposed and or with particularly distinctive characteristics. A landscape or visual receptor with capacity to accommodate change of the type proposed.

2.10 Landscape Value is defined within the GLVIA as:

“... relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons...Landscapes or their component parts may be valued at the community, local, national or international levels.” GLVIA (2013), cl. 5.19, page 80.

Landscape Value

2.11 Landscape Value is defined within the GLVIA as:

“...the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons...Landscapes or their component parts may be valued at the community, local, national or international levels.” GLVIA (2013), cl. 5.19, page 80.

2.12 The value of the landscape is recorded on a scale of ‘National’, ‘Regional’ or ‘Local’.

Landscape Condition

2.13 The condition of the landscape refers to the state of an individual area of landscape, such as its tree cover, boundaries, built elements etc, and should be described as factually as possible. Evidence about change in the landscape, including in its condition, is an important part of the baseline. Landscape Condition is defined by the following criteria:

Table 2: Landscape Condition

Good	A well managed and / or largely intact landscape, with individual elements such as buildings, trees, boundaries etc. in a good state or repair.
Fair	A landscape with signs of piecemeal management and / or a landscape showing signs of neglect or decline, with individual elements such as buildings, trees, boundaries etc., in a moderate state or repair.
Poor	A landscape with little or no sign of management and / or a neglected landscape, with individual elements such as buildings, trees, boundaries etc. in a poor state or repair.

Magnitude Of Change

- 2.14 The GLVIA states that magnitude is "the nature of the effect likely to occur." GLVIA (2013), cl. 3.24, page 38.
- 2.15 The Magnitude of Change predicted is determined by the size and scale of effects on the landscape, the duration and reversibility of anticipated effects and the geographical extent of the area that will be affected.
- 2.16 With regard to visual receptors the magnitude of effects are considered in relation to the degree of change in the view, change in the composition of a view, the manner to which the proposed development visually integrates with its surrounds, (blends in or contrasts), the angle of view, the distance of the viewpoint from the proposed development and the extent of the development that will be visible i.e. all of the development or only a small proportion of the development.

- 2.17 For transient receptors, such as motorists for example, the relative amount of time over which views of the proposed development will be available are considered. Effects on the landscape and visual receptors can be permanent or temporary i.e. long term or short term. Also, they can be direct or indirect, i.e. directly as a result of the development or indirectly through for example off-site services diversions or junction alterations, etc.

- 2.18 The following scale is used to quantify the magnitude of effect:

Table 3: Magnitude of Change as experienced by Landscape and Visual Receptors

Magnitude						
High Adverse	Medium Adverse	Low Adverse	No change	Low Beneficial	Medium Beneficial	High Beneficial

Significance

2.19 The GLVIA states the following:

"There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal. At the opposite ends of a spectrum it is reasonable to say that:

- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance;*
- Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of least significance and may, depending on the circumstances, be judged as not significant; and*
- Where assessments of significance place landscape effects between these extremes, judgments must be made about whether or not they are significant, with full explanations of why these conclusions have been reached. GLVIA (2013), cl. 5.56, pages 92-3*

Further guidance on the significance of visual effects:

- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- Effects on people at recognised and important viewing points or from recognised scenic routes are more likely to be significant.*

- Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view." GLVIA (2013), cl. 6.44, page 116*

2.20 The significance of effects are evaluated by correlating the results of a receptor's sensitivity to change against the developments predicted magnitude of change. Effects can be either adverse or beneficial. The assessment considers the significance of effects during construction, at year 0 on completion of construction and at year 15.

2.21 Ultimately the significance of predicated effects on a landscape or visual receptor is determined by the professional judgment of the individual undertaking the LVIA. The following scale has been used to determine the significance of effects:

Table 4: Significance of Change to Landscape and Visual Receptors

Significance	Description
Major	an effect considered very important in the decision making process.
Moderate	an effect that is notable and one that is generally considered to be material in the decision making process.
Minor	an effect that will be noticed, but is not considered to be an important factor in the decision making process
Negligible	an effect that will be discernible, but of very limited consequences and one that not important or relevant to the decision process.

Mitigation

- 2.22 The GLVIA states the following for the mitigation of landscape effects:

“Where landscape effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing, or offsetting or compensating for them (referred to as mitigation) should be described. The significant landscape effects remaining after mitigation should be summarised as the final step in the process.” GLVIA (2013), cl. 5.57, page 93

And similarly for visual effects:

“Where visual effects are judged to be significant and adverse, proposals for preventing/avoiding, reducing, or offsetting or compensating for them (referred to as mitigation) should be described. The significant landscape effects remaining after mitigation should be summarised as the final step in the process.” GLVIA (2013), cl. 6.45, page 116

- 2.23 The assessment will determine possible interventions which will help prevent, reduce or offset the anticipated significant adverse effects on landscape or visual amenity caused by the development.

Drawing Conclusions

- 2.24 For the purposes of this report, residual Moderate to Major and Major effects are considered to be significant during operation of the development whilst only Major effects, as a result of their temporary nature, are considered significant during construction. Effects ranging from moderate to negligible are not considered significant.

- 2.25 Residual and Construction-related impacts are described in Section 8 under Impact Appraisal so as to inform the development of the landscape strategy. The anticipated short and long terms effects on the landscape and visual resources are assessed within the context of the existing Landscape Masterplan. These then provide the basis for mitigation measures which are incorporated into the layout. Finally, conclusions are drawn and a professional opinion given as to the site's capacity for change.

3. PLANNING CONTEXT

Introduction

- 3.1 This section considers the relevant planning and legislative framework in the context of landscape and visual issues. Not all policies are referred to or listed in full but insofar as they are relevant to the proposal and this assessment.

National Planning Policy Framework (NPPF)

- 3.2 The National Planning Policy Framework (NPPF) sets out the Government's policy framework within which local and neighbourhood plans are to be developed. These plans once adopted aim to reflect the needs and priorities of local communities and are to be taken into material consideration in the determination of planning applications that fall within a plan area.
- 3.3 The NPPF does not contain specific policies relevant to landscape and visual matters but instead covers various aspects of the delivery of sustainable development. Guidance includes the following of relevance:

Core planning principles

"Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it..." (Para 17)*

Requiring Good Design (Chapter 7)

"It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces..." (para 57, p.15)

"...decisions should aim to ensure that developments:

- *Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *Respond to local character and history, and reflect the identity of local surroundings...*
- *Are visually attractive as a result of good architecture and appropriate landscaping.” (para 58, p.15)*

Permission should be refused for a development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.” (para 64, p.16)

Conserving And Enhancing The Natural Environment (Chapter 11)

“The planning system should contribute to and enhance the natural and local environment by:

- *Protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *Minimising impacts on biodiversity and providing net gains in biodiversity where possible...” (para 109, p.25)*

The National Planning Practice Guidance (NPPG)

- 3.4 The NPPG came into force on the 6th March 2014 and comprises of an online planning resource which provides guidance on the NPPF and the planning system. This is part of the Government’s reforms to make the planning system less complex and more accessible. The NPPF continues to be the primary document for decision making.

Natural Environment

Landscape

- 3.5 With regard to the assessment of landscape character being used to inform plan-making and planning decisions, the NPPG states that:

“Where appropriate, landscape character assessments should be prepared to complement Natural England’s National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making.” (para 001)

- 3.6 The NPPG also provides a brief description of Green Infrastructure:
- “Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.” (para 015)*

Local Context - Arun District Adopted Local Plan (2003-11)

- 3.7 There are a number of policies within the 2003-11 adopted Local Plan which have a bearing on this appraisal. The replacement Local Plan, which has been subjected to a longer process of preparation than anticipated with its Examination having been suspended and main modifications needing to be prepared by the Council, has been delayed to take into account the evolving housing strategies and associated allocations (as confirmed by the project Pre-application inquiry, ref. PAA/68/16/, dated 21 June 2016). The Case Officer explained that while the draft Local Plan is considered to be more current, it has no official status and the

"Policies within this Plan can only be afforded very limited weight at this time." (p.5)

- 3.8 **Policy Gen2: 'Built-up Area Boundary'** is relevant where it defines the permitted development areas within the Local Plan area. The area shown in Figure 3 is subject to special conditions relating to strategic gaps, specifically Policy Area 10. These policies seek to prevent coalescence between Bognor Regis and Chichester as well as Pagham and Selsey. However, the Pre-application response refers to a recent Planning Appeal which has undermined the Strategic Gap Policy as currently stated in Policy Areas 10 and 11.

"In the case of the Arun Local Plan, it could therefore be argued that the strategic & green gap policies should not be considered to be up-to-date." (PAA/68/16/, page 5)

- 3.9 **Policy Gen3: 'Protection of the Countryside'** is relevant where there is an over-arching desire to safeguard the countryside, recognising it as an important resource and where

"development outside the defined built-up area will only be allowed in exceptional circumstances or where there is strong justification for a countryside location."

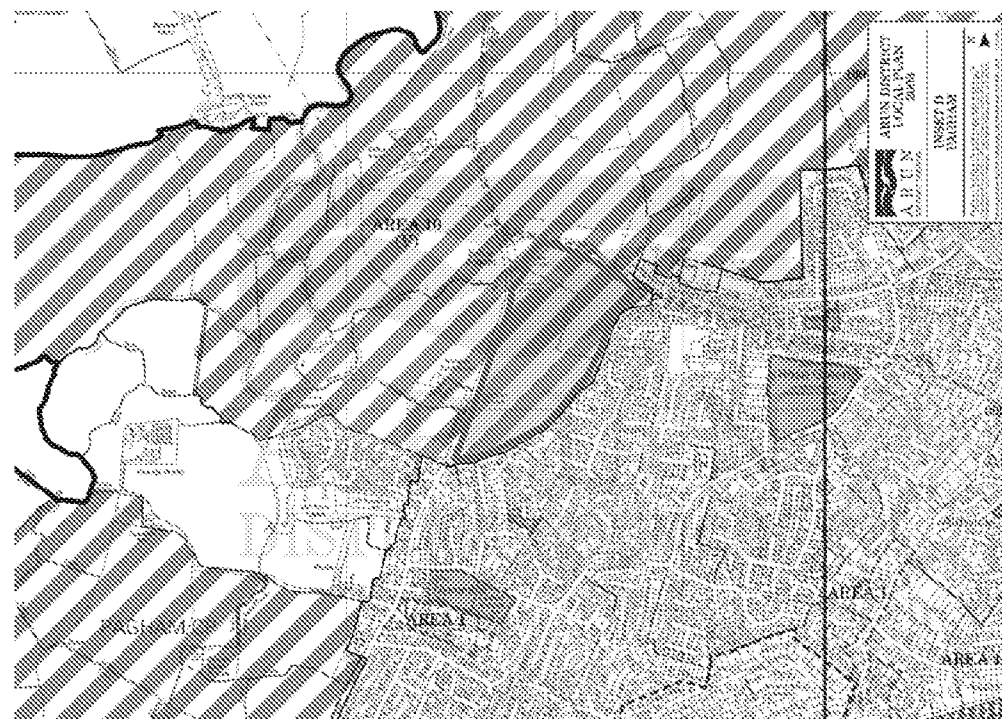


Figure 3: Arun Local Plan (Extract)
Strategic and Local Gaps Policy Area 10 & 11

Hook Lane
Application Site

- 3.10 **Policy Gen7: 'The Form of Development'** contains specific guidance on density, character and quality of design:

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

Development will be permitted provided it:

- (ii) demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iv) does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- (v) takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*
- (vi) retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*

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

3.11 Policy Gen20: "Provision of Public Open Space within New Development"

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

Emerging Arun Local Plan 2011-2031 (Oct 2014)

Settlement Structure and Green Infrastructure

"It is essential that new development should help sustain, integrate and create landscapes with a strong sense of place and local identity. Policies within the Plan will protect and enhance this locally identified diversity and distinctiveness and will provide a framework for decision making." (para 7.1.4, p.43)

"To ensure better management of the rural-urban fringe the Council will target positive management on those areas where significant new development is proposed as part of this Plan. This will ensure early consideration is given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes." (para 7.2.15, p.46)

"A key part of the spatial strategy for the District is therefore to develop a strategic 'Green Infrastructure Network' by creating and connecting quality green environments both within and beyond the urban areas. In particular, coastal communities will have the opportunity to be linked with the South Downs National Park." (para 7.3.11, p.51)

"The principle of a gap policy is well established within West Sussex Development Plans and were included within the most recent West Sussex Structure Plan (2001-2016) and the Arun Local Plan 2003. The policies within the Structure Plan and Arun Local Plan sought to safeguard those gaps between settlements which contribute to the distinctive character and settlement structure of the District, as well as protect the undeveloped coastline." (para 7.4.3, p. 53)

"The designation of gaps is not intended to rule out all development but to allow for appropriate, small scale development, which is in keeping with the rural nature of the gaps. Development in the gaps must be appropriately sited and designed to minimise the impact on the openness of the gap, it would also be subject to other policies within the Local Plan." (para 7.4.5, p.53)

- 3.12 The Arun Local Plan identifies the gap between Bognor Regis and Chichester and underlines the importance of protecting the gap to prevent coalescence. Policy SD SP3 then states that

"Development will only be permitted within a gap if the following constitution are met:

- a. It would not undermine the physical and/or visual separation of settlements;*
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;*
- c. It cannot be located elsewhere;*
- d. It maintains the character of the undeveloped coast and;*
- e. It enhances the green infrastructure functions of the gap and takes account of opportunities identified in the Green Infrastructure Study, 2012." (p.54)*

Protection of Landscape Character

"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." (Policy LAN DM1, p.56)

Other Supplementary Guidance

3.13 Special Planning Guidance (SPG): Open Space and Recreation Standards, Arun District Council (Oct. 2000):

"The inclusion of open space within housing developments is an integral part of any residential environment. Open space gives residents the opportunity for activities such as sitting, walking and recreational play, and for more formal sporting activities such as football, hockey and cricket, and for children's play." (para 1.2, p.1)

"A well designed scheme could incorporate areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking, and a mechanism for long-term management of the developing landscape. It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and the creation and retention of a variety of habitats. This can, therefore, be a very positive process, a way of creating an attractive, prosperous environment both for the future users and surrounding neighbours." (para 1.5, p.1-2)

Draft Pagham Neighbourhood Plan (2014-2029)

3.14 The site is located within the Draft Pagham Neighbourhood Plan area 2014-2029 (PNP) and as such policy 3 will have a bearing upon the assessment.

3.15 Policy 3 outlines the following targets:

"The Neighbourhood Plan requires the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, to reflect and enhance the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the adopted Pagham Village Design Statement (VDS).

Planning applications must include a flood risk assessment to demonstrate how a scheme will not increase pluvial or fluvial flood risk on any adjoining land, to the satisfaction of the local planning authority and the Environment Agency."(Preamble, p.31)

"This policy requires the design of all housing schemes to reflect and enhance the local character of different parts of the parish by responding positively to the relevant guidance in the adopted 2007 Pagham Village Design Statement. It also requires that all planning applications take into account their impact on flood risk in the parish. In doing so, the policy accords with and complements the key design-related content of saved Policy GEN7 of the 2003 Local Plan in respect of the form of new development and recognises the designation of Areas of Special Character in the parish under saved Policy AREA1." (para 4.30, p.31)

"The Statement defines distinct character areas across the parish by way of their dominant built form, historic character and/or landscape character. The local community has stressed the importance of the PNP retaining these essential characteristics that collectively distinguish the village from its neighbours." (Para 4.31, p.31)

"More generally, all new housing development should be environmentally led, having close ties and links to the natural environment, must be of a high quality design, with a mixture of traditional and modern style, sustainable adopting the very best practices, including in energy efficiency. Traditional building materials should be incorporated to soften and have a visual link back to the few remaining historical and buildings in the village." (para 4.32, p.31)

"Intensive housing developments in Pagham over the last 50 years have resulted in a lack of open space provision and in more recent years a lack of breathing space between buildings and developments of higher densities. A significant proportion of any major development should have a feeling of space and a sense of place in the wider landscape rather than be an extension of urban sprawl."(para 4.33, p.31)

"New developments should be characterised by being substantially of high quality, low density residential areas that meet or surpass 'Building for Life' and VDS criteria, are sympathetically landscaped, in keeping with the natural environment. Proposals should, for example, provide for hedgerows against close boarded fencing, with native trees rather than ornamental and wild flower meadows and natural corridors for wildlife and biodiversity enhancement, over featureless grass swathes." (para 4.34, p.31)

"Proposals for new housing development, including windfall redevelopment schemes within the village, should clearly demonstrate they have used the Statement to understand the design context of the scheme and to inform their design proposals." (para 4.35, p.31)

Pagham Village Design Statement (PVDS)

Prepared by Pagham Parish Council (Nov 2007)

- 3.16 The PVDS breaks down the village into sections, with Section 6 relating to Pagham Road. In summary section 6 it states
- "Nyetimber residents value and defend the mature character and "villageness" of the area." (p.20)*
- 3.17 Under the heading: "Residents Particularly Valued" the following three bullet points are relevant:
- Views over open fields
 - Trees and verges
 - Village community feeling (p.20)
- 3.18 Under "Development Criteria" in Section 6, several further bullet points are relevant in terms of character and new design principles namely:
- Highest quality layout and design
 - Front boundaries should contribute to overall street scene
 - Traditional materials where appropriate
 - 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 (p.20)
- 3.19 Section 7 relates to Nyetimber, with the following paragraphs of note:
- "Hook Lane -- From Pagham Road open fields of strategic gap on northern flank is important consideration, fiercely defended at public inquiry. Views to Goodwood and Chichester Cathedral and mature hedging characterise houses on southern flank..." (p.22)*
- 3.20 Again, development criteria are specified as follows:
- Small scale, height and design sympathetic to setting
 - Retain and enhance the amenity spaces and access ways
 - Respect the style and open character of the area
 - Maintain open-field views and the countryside setting at Hook Lane
 - Boundary treatment should not compromise open character
 - Avoid inappropriate or unnecessary blocking of views or overlooking
 - Avoid cramped, un-neighbourly proximity
 - Exercise care to prevent loss of privacy by virtue of comparatively high density development" (p.23)
- 3.21 Section 9 relates to the character of rural areas out with the village. The following excerpts are relevant to the LVIA process.
- "[The Rural Area]...constitutes the major proportion of the land area of the parish, and consists of the fields to the west of Pagham Road, together with those to the north of Hook Lane, plus Lagness and Sefter. The setting for Pagham on the journey from Chichester derives from its open fields and hedgerows flanking a winding rural road." (p.27)*
- 3.22 Under the heading "Residents Of The Parish As A Whole Particularly Valued" the following bullet points are listed:
- Countryside and rural aspects of the parish
 - spaces outside the built-up area
 - Peaceful village atmosphere (p.27)

3.23 Under "Development Criteria", the following recommendations are made:

"The open fields west of Pagham Road and those abutting Hook Lane are considered especially sensitive and valued areas.

Only in exceptional circumstances should consent be given for change of use development within strategic gaps outside the built-up area, provided that such development is specifically identified as serving a demonstrable need of the community, and the supporting case is compelling. Any individual consent for such development or change of use should not make adjacent areas less defensible against further encroachment." (p.27)

3.24 In Chapter 3 under Environment and Conservation, there are clauses relating to improving public access:

"Create new rights of way as part of the development process where appropriate (eg Section 106)"(p.29)

3.25 In the same section, under "Open Spaces" the following guidance is given:

"The Parish Council is committed to opposing any development which seeks to extend the general boundary of the built up area into open land or along a highway. Only in exceptional circumstances should consent be given for change of use development within strategic gaps outside the built-up area, provided that such development is specifically identified as serving a demonstrable need of the community." (p.31)

3.26 Under Development Criteria, it states:

"Preserve existing open spaces, particularly those which contribute to the countryside aspect, as far as possible.

Preserve flora and fauna. Carry out appropriate new planting where necessary.

Preserve significant views over sea or open land." (p.31)

4. BASELINE SETTING

- 4.1 The following section describes the existing conditions that prevail within the site and its immediate landscape context.

Topography & Hydrology

- 4.2 The site lies within the Rose Green Coastal Plain, as classified by the Arun district council and is subsequently predominantly flat with minimal topographical changes, with the majority of the site located between 5-6m AOD, with the southern edge of Chichester some 5½ km away being only 11m AOD.
- 4.3 A stream runs within the northern half of the site. This has been straightened and canalized to drain the two fields either side of it. The watercourse runs from east to west and flows into Pagham Rife, located less than 1km west of the site. The site was heavily water-logged during our site visit, with standing water visible across both fields.

Statutory Designations

- 4.4 The Pagham Harbour Local Nature Reserve lies under 2km to the south. This is a nationally significant area for native and migrating birds. It is also has Ramsar status as a Special Protection Area (SPA) and Site of Special Scientific Interest providing important grassland habitat for breeding and over-wintering birds such as brent geese.
- 4.5 The application site falls into the SSSI Impact Risk Zone on account of the sensitivity of the grassland within the broader catchment area.
- 4.6 The South Downs Area of Outstanding Natural Beauty (AONB) lies circa 5 miles to the north of the site beyond Chichester and the A27. Whilst the site is not considered to form a part of the AONBs setting some limited and distant views to the AONB hills are possible.

Settlement, Infrastructure and The Wider Context

- 4.7 The site is 17.2ha in size and lies to the north of Pagham village.
- 4.8 The site is located to the north east of Pagham town centre and directly adjacent the existing urban boundary. The site is currently used for agriculture and the remnants of a corn crop were in evidence. The site has three sides, the longest of which has existing residential frontage overlooking it, with flat, near-distance views over to the western site boundary comprising a hedgerow liberally punctuated with small trees.
- 4.9 To the north of the site lies the small villages of Runcton and North Mundham, both approximately 4km along Pagham Road. South and east of the site lies the small town of Aldwick, which together with Pagham provide a seamless urban extension to Bognor Regis a little way to the east.
- 4.10 At the end of the 19th century, Pagham and Aldwick were two separate villages. By 1960, Hook Lane had several properties lining the road which added to the small assemblage of Georgian dwellings built pre-1842 (time of the 1st Ordnance Survey). The area to the east of Mill Park Road appears to be the area of most recent residential infill, with the dwellings off the main road and along Avian Gardens appearing to have been built in the last 15 years.
- 4.11 The site is enclosed by roads on each boundary: to the north by Seftor Road, by Hook Lane to the south east and Pagham Road to the west. All three roads see regular vehicular usage, with Pagham Road receiving the heaviest traffic, providing an important road connection to Chichester.
- 4.12 The eastern edge of the site is comprised of mixed housing developments, including bungalows and two-storey detached properties. Housing often includes private driveways and rear gardens with many having small hedged front gardens leading directly onto Hook Lane.

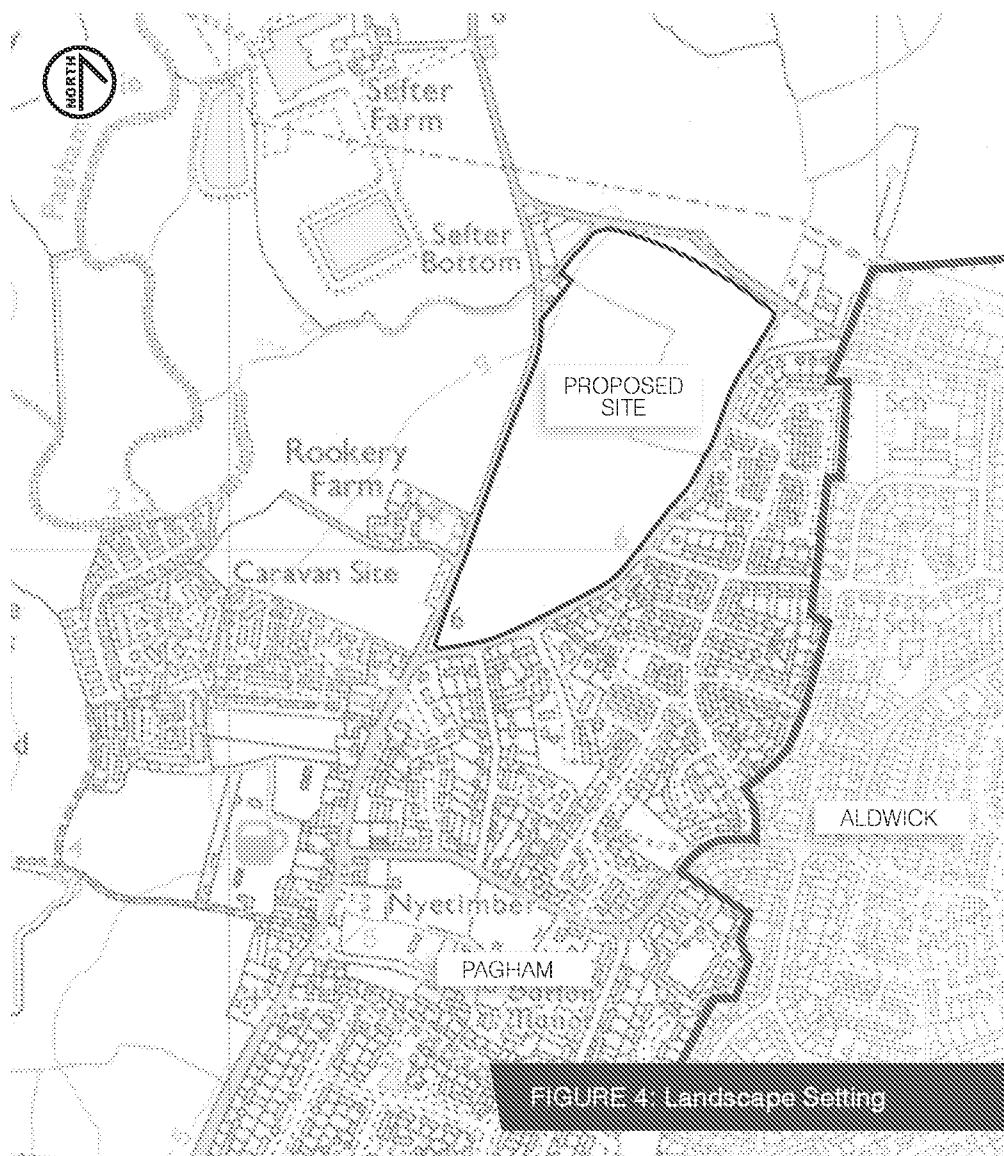
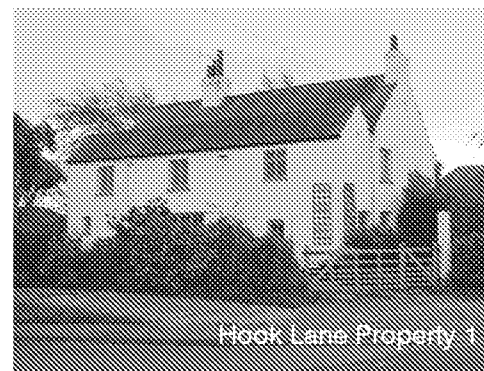


FIGURE 4: Landscape Setting



- 4.13 Most of the houses are detached properties, there are a number of semi-detached bungalows for the elderly on Hook lane, and a small group of semi-detached family housing the north of Hook Lane. Apart from the bungalows, the remaining properties provide typically two-storey accommodation.
- 4.14 In total there are five existing properties which lie adjacent to the site, between the Selter Road and Pagham Road junctions. On Hook Lane, there are 40 properties which lie adjacent to the site boundary.

Public Rights Of Way (PRoW)

- 4.15 There are no public rights of way that currently pass through the site. The closest PRoW lies 150m south west of the site, linking Hook Lane to Pagham Harbour. A short route exists due east of the site, connecting Hook Lane with Nyetimber Crescent through suburban Pagham. Due to the existing pattern of residential dwellings, there is little visibility into the proposed site.
- 4.16 Approximately 875m to the north of the site, a further PRoW runs east west, connecting the small village of South Mundham with North Bersted. Viewpoints from this PRoW are considered in Section 7 below..

Existing Vegetation

- 4.17 The vegetation along Hook Lane comprises a grass verge strewn with cow parsley, with large sections of broken hedging, predominantly comprised of hawthorn (*Crataegus monogyna*), but with field maple (*Acer campestre*), blackthorn (*Prunus spinosa*), goat willow (*Salix caprea*), ash (*Fraxinus excelsior*), hazel (*Corylus avellana*), common dogwood (*Comus sanguinea*) and dog rose (*Rosa canina*) in the mix. The occasional ash tree or mature hawthorn punctuate this hedgerow. Generally, the hedge is maintained at approximately 1.5m-high, although it is badly fragmented and in need of gapping up.

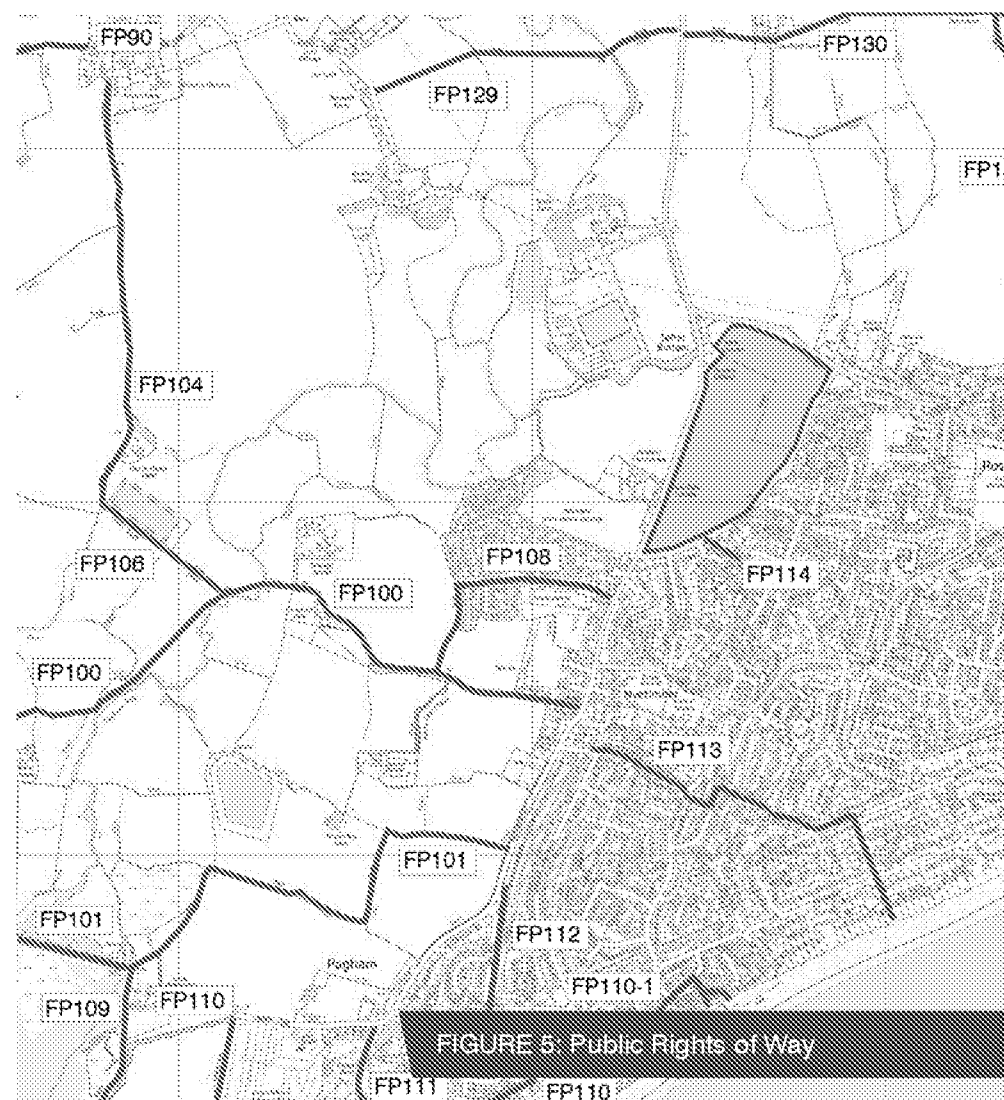


FIGURE 5: Public Rights of Way

- 4.18 Along Sefter Road, the hedge height has not been maintained, allowing the hedge to become thin and spindly. Species are broadly in line with those on Hook Lane though with more ivy and sycamore trees growing within the hedge line.
- 4.19 Along Pagham Road, the hedge line contains some gaps but is thicker and higher. Hedgerow trees are greater in number, of similar height and shape, and are spaced at regular intervals, serving to line the road with a one-sided avenue. Species include hawthorn, field maple and ash. Hedging along both sides of Pagham Road are well-maintained and kept at least 1.5m-high.

Cultural Heritage Assets

- 4.20 There are no Scheduled Ancient Monuments (Statutory), Battlefields or Historic Parks and Gardens (both non-statutory) in the locality or whose setting might otherwise have been effected by the proposed development.
- 4.21 There are no Grade-I listed properties or buildings in the vicinity of the development. Nine Grade-II listed buildings lie within 500m of the site boundary. Given that none of these listed buildings lie adjacent to the site or front onto it the site is not considered to comprise the setting of any of these listed buildings.
- 4.22 The closest listed buildings lie around 100m of the site boundary. Their setting is already built-up and it is considered that the development would have no additional negative impact on their setting. Indeed, these intervening buildings serve to screen the development site.

Summary

- 4.23 The site is poorly drained, reasonably productive agriculturally and well-enclosed by a fragmented hawthorn hedge and boundary tree planting.
- 4.24 Due to the open nature of the field and the lack of any landscape gradient, the site is visually well-enclosed, affording only limited views beyond it's boundaries.
- 4.25 There are some long-distance views from Hook Lane looking north towards the South Downs. These are modest in height but begin to give the horizon some articulation when viewed from the southern half of the site.

5. DEVELOPMENT PROPOSALS

5.1 The project description is as follows:

The construction of up to 300 new homes, a care home of up to 80 beds, D1 uses of up to 4,000sq.m including a 2 form entry primary school, the formation of new means of access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.

5.2 There are currently two Illustrative Masterplans (Figures 7 and 8) which depict the site with and without a new two form entry primary school. The Development Framework (Figure 6) illustrates the distribution of landuses with the school and D1 Use (Dark Orange and Light Blue respectively) to be developed as housing should these uses be identified for delivery elsewhere within the Parish.

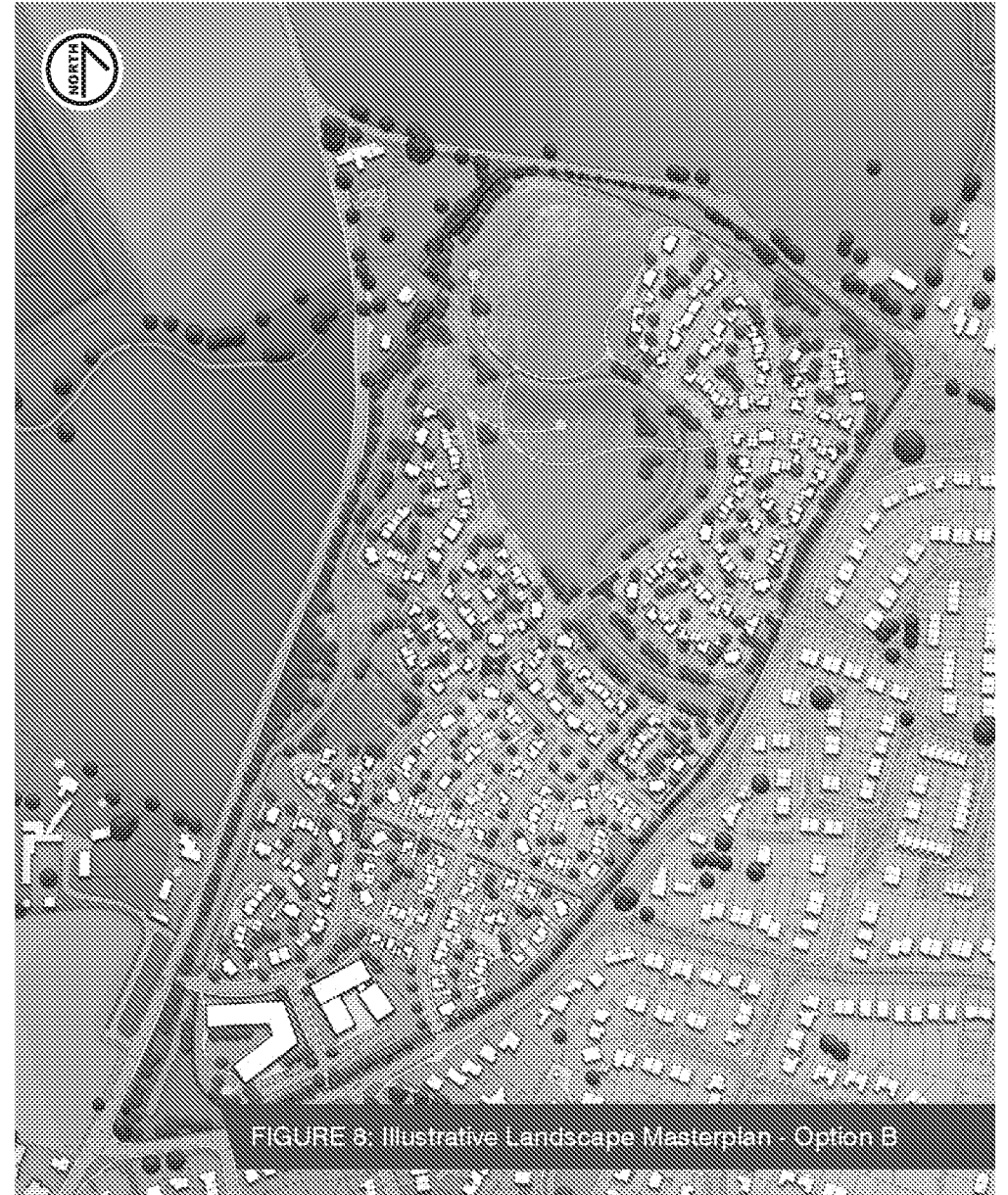
5.3 The development delivers structural tree planting between it and the countryside along the western boundary as well as reinforcing the existing field boundary to the east, opposite existing residential properties fronting Hook Lane.

5.4 Vehicle access is proposed via two access points along Hook Lane and a third onto Pagham Road. Each proposed to take advantage of the existing road structure whilst facilitating additional public access through the site by way of a network of distributor roads, pathways and shared space. Access points reduce to a single vehicular link onto Hook Lane should Option B be selected.

5.5 Both masterplan options could contain provision for an 80-bed residential care home and a D1 use (Doctor Surgery or Children's Nursery). In addition, Option B also proposes a new two form entry primary school with a consequential reduction in housing numbers from 300 to 230 units.

5.6 Both options were presented at a Public Consultation event by Hallam Land Management, held at Pagham Village Hall on Monday 14 November 2016. A website was also launched in order to engage more fully with local residents, Councilors and other stakeholders. Questionnaires were handed out to attendees of the Public Consultation and a comments page on the website provided space for the public to comment online.





6. LANDSCAPE CHARACTER

INTRODUCTION

- 6.1 The various elements of a landscape when viewed in combination, including historical and cultural associations, set one apart from another and make its character unique to the people who both live in or visit the area. Landscape Character Assessment (LCA) is a process of characterising a landscape into 'Character Areas' through the identification of distinctive features followed by an assessment of each Character Area's ability to accommodate change.
- 6.2 There are a number of sources, produced nationally and at the local level which can help form this benchmark or baseline. Natural England's National Character Area Profiles, County-level assessments and local government/agency-level assessments can each help inform the Character baseline.
- 6.3 The Character Areas referred to below are illustrated in Figure 9 on page 27.

National Character Area Profile: 126 South Coast Plain - Natural England (2014)

- 6.4 On a national scale the site is located on the edge of National Character Area Profile: '126: South Coast Plain' (NCA 126). Of relevance within this NCA description is the following:

"Statements of Environmental Opportunities: SEO 2: Plan for the creation of a strong landscape framework within and around major settlements and identified growth areas, while managing and enhancing existing greenspace and access, and balancing the needs of agriculture, communities and the natural environment." (p.4)

"Key Characteristics: Coastal inlets and 'harbours' contain a diverse landscape of narrow tidal creeks, mudflats, shingle beaches, dunes, grazing marshes and paddocks. These include the internationally important Chichester, Langstone, Portsmouth and Pagham harbours, the Hamble Estuary and the recent coastal realignment site at Medmerry between Chichester Harbour and Selsey." (p.6)

"There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches." (p.6) *"Along the exposed, open coastal plain and shoreline, tree cover is limited to isolated wind-sculpted woodlands and shelterbelts."* (p.6)

"South Coast Plain Today The lower coastal plain is heavily urbanised. In between development and transport links is a farmed landscape of large open fields with few trees or hedgerows. Drainage ditches, wire fences or low banks are more usual as field boundaries." (p.7)

"East along the coast, extensive seaside towns form one of the most concentrated stretches of shoreline ribbon development in Britain. Each coastal town or village has developed almost to the high water mark and there are also caravan parks between some settlements." (p.7)



KEY

-  Site Boundary
- Arun District Council
Landscape Character Plan 2006**
-  L1b: Large scale open arable
-  L2: Medium/small-scale arable
-  L14: Paddock
-  V5a: Medium to large-scale rifle landscape

NCA 126: South Coast Plain, (Natural England)

The development site and its environs shown in this plan all fall within the NCA 126 Character Area

FIGURE 9: Landscape Character

“Chichester Harbour, for example, is one of the largest natural harbours along the south coast with a diverse landscape of numerous inlets interspersed with fairly open agricultural peninsulas and windsculpted woodlands. It is an Area of Outstanding Natural Beauty (AONB) and one of four Ramsar sites and two SPA in this NCA, designated primarily for internationally important numbers of wildfowl and waders, including Brent, geese and dunlin.” (p.7-8)

“Generally the impression is of an overwhelmingly urban landscape, dominated by the Portsmouth conurbation, the city of Chichester and suburban villages, including a few traditional flint hamlets and farm buildings and fragmented by trunk roads and infrastructure.” (p.8)

Ecosystem Services: Cultural Services:

Regarding tranquillity: “Tranquillity is a scarce but greatly prized resource within this heavily urbanised NCA. Only 7 per cent of area is classed as undisturbed, while 35 per cent of the area is classified as urban. Pockets of tranquillity are associated with the central rural areas, the Manhood Peninsula and undeveloped harbours, including Chichester Harbour AONB.” (p.13)

Key Facts and Data: (4) Trees & Woodland:

“...the lower coastal plain is relatively treeless and entails a typically homogeneous landscape of large fields with few hedgerows or trees. Small areas of wind-sculpted woodland persist on some coastal fringes, particularly around the sheltered inlets.” (p.23)

Key Facts and data: Boundary Features & Patterns:

“The lower coastal plain has few trees or hedgerows and drainage ditches, wire fences or low banks are more usual as field boundaries. In contrast the upper coastal plain is more wooded and well linked by hedgerows.” (p.23)

Analysis: Landscape Opportunities:

“Manage and improve the productive agricultural landscape, including the creation of arable field margins, restoration of hedgerows and conservation headlands that help to support the area’s farmland bird populations and pollinators.” (p.39)

“Plan for the creation of significant new landscapes that provide a framework for new and existing development and its associated infrastructure.” (p.39)

Analysis: Recreation:

“Walkers, cyclists, artists and birdwatchers are among those who enjoy Chichester Harbour AONB. There are strong indications that the number of visitors will continue to increase. Continuing development within and adjacent to the AONB is likely to lead to increased population pressure. Visitor impact needs to be monitored and addressed to minimise the effect on the very resource people come to enjoy.” (p.53)

County - Level Landscape Character

A Strategy For The West Sussex Landscape (SWSL) - West Sussex County Council (October 2005)

6.5 The ‘Vision for the Landscape of West Sussex’ provides the following broad guidance:

“All new development is of good quality, well-designed, and at varying densities which fit sympathetically with the differing character of localities.

In urban fringe areas, the landscape is a valued and positive zone which combines a distinctive landscape character with well managed land uses for the benefit of residents and visitors.

The rich diversity of wildlife habitats and the national heritage of woodlands, trees and hedges which make the County so special are being conserved, extended and enhanced.” (Ch.2, p.12)

6.6 The SWSL sets out the vision for five wide character areas based upon the boundaries of the NCAs within the County. The vision for the Landscape of the South Coast Plain states:

- *“High quality new development is well-integrated with existing towns and the wider landscape.*
- *The urban fringe combines a distinctive landscape character (including a combination of open spaces, woodlands, and hedgerows) with well-managed land uses which benefit residents and visitors in town and country alike.*
- *A strong network of woodlands and hedgerows form green corridors within the gaps between the coastal towns, providing informal recreational opportunities and helping to connect the towns and their residents with the wider landscape. The local distinctiveness of village and their setting continues to be evident, with a return to the greater availability and use of traditional local materials.” (p.14)*

6.7 Under County-wide Landscape Guidelines and specifically 'Landscape Guidelines for improving the rural urban fringe':

- *Give priority to landscape enhancement on the fringes of urban areas where the landscape is degraded and where there are pressures for development, recreation and other new land uses.*
- *Encourage the planting of new woodlands and hedgerows where appropriate to reinforce existing or former landscape character, and create and enhance wildlife habitats. (p.40)*

6.8 Under Chapter 5: “Implementing the Strategy”, it is stated that

“The policy makers and decision-takers in the statutory land use planning (development plan) system have a potentially major impact on character as a consequence of decisions about the scale and location of development including transport and communications; about the quality of design of new development; and about the integration of development into the landscape.(p.53)

Arun District - Level Landscape Character

Arun Landscape Study - Landscape and Visual Amenity Aspects of Development Choices in Arun District (2006- 2026) - Hankinson Duckett Associates (August 2006)

6.9 The site is classified as 'Landscape Character Area 6: Rose Green Coastal Plain' and is identified as having a 'High landscape capacity' to accommodate change, as shown in Figure 10.

6.10 The report describes the character of the area:

"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...small scale enclosed farmland around North Bersted and 'five farms' near Sefton Bottom and [Elbridge], the latter providing visual separation between Bognor and Chichester to the north west." (para 4.2.3, p.7)

6.11 The Rose Green Coastal Plain comprises of

"Open arable landscape on coastal plateau adjacent to existing settlement, hard edge, no intervisibility with Chichester." (para 5.2.2, p.14)

6.12 The report states that

"High or very high capacity identifies landscape character areas of low sensitivity and low landscape value which, from a landscape perspective, could accommodate significant allocations of development..." (para 5.2.1, p.12)

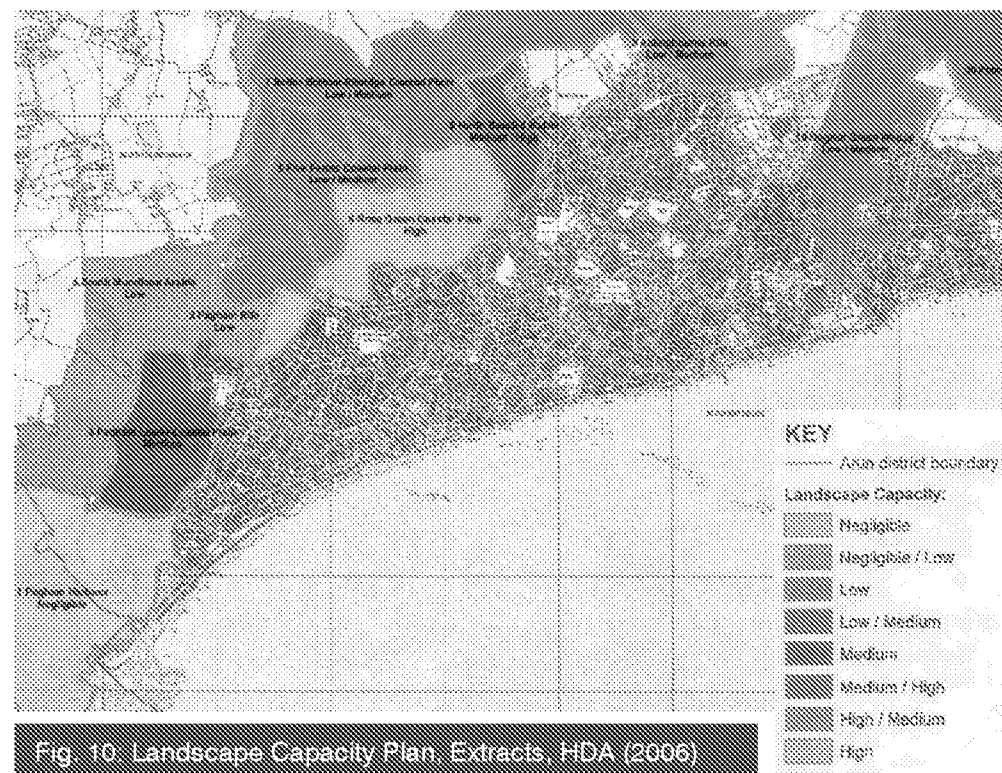


Fig. 10: Landscape Capacity Plan, Extracts, HDA (2006)

6.13 Within Table 1: Landscape Sensitivity, LCA 6 scores a maximum of 10 out of 25, with a final assessment of Landscape Sensitivity recorded as "Slight". (p.16)

6.14 Within Table 2: Landscape Value, LCA 6 scores a maximum of 10 out of 25, with a final assessment of Landscape Value recorded as "Slight". (p.16)

6.15 Table 3 combines the assessments made with tables 1 and 2 providing an assessment which determines that LCA 6 is assessed as being of "High" Landscape capacity for development. (p.35)

Arun Green Infrastructure Study (AGIS)

Landuse Consultants (June 2012)

- 6.16 Under the heading “A sense of Place”, the report describes the broad area in the following terms:

“The coastal plain is a dominant feature of the southern part of the District. It is a landscape defined by its large low-lying field systems fragmented by a network of rivers and rifes. This largely rural landscape, which continues to be intensively managed for agriculture and horticulture, differs greatly from that of the South Downs landscape to the north.” (para 3.24, p.22)

“In many instances the urban-countryside edge is very abrupt, with dense housing abutting onto farmland, with little permeability of this edge to biodiversity or people.” (para 3.27, p.22)

- 6.17 Figure 4.1 within the AGIS identifies the proposed development area as being within the West Bognor Regis Green Infrastructure Corridor (p.33). Table 4.2 then describes the characteristics of this area as amongst other things, having:

- *“Meandering rifes and straight drainage ditch systems, with associated unimproved grassland and edged by reed beds.*
- *A low density of hedgerows and hedgerow trees with occasional shelterbelts.*
- *Few trees or hedgerows, partly as a result of Dutch Elm Disease, from the*
- *1970s and the Great Storm of 1987 and overall high quality agricultural land, although, where they do exist, they form prominent features.” (p.36)*

- 6.18 This section also describes the area’s landscape sensitivities/recommendations:

- *“Fragmentation and loss of hedgerows and connections between hedgerow and woodland*

- *Replacement of mature treescape.*
- *Conserve nature conservation habitats and*
- *Grade 2 agricultural land.*
- *Maintain public footpath network.*
- *Conserve setting to Listed buildings.” (p.35)*

- 6.19 Finally, within the “Opportunities for Strategic Green Infrastructure Corridors” there are two pertinent bullet points:

- *“There are major opportunities for enhancing the biodiversity of the intensively farmed (mainly arable) land on the coastal plain, focusing on the network of hedges, ditches and rifes that form important wildlife corridors. The strategic GI corridors provide some of the most significant opportunities to provide wildlife corridors that link the coast to inland areas of the coastal plain.*
- *The role of the strategic GI corridors in providing flood storage should be recognised and their ability to provide this role should be enhanced.” (p.37)*

- 6.20 In Chapter 6: Opportunities and Priority Projects, the following recommendation is made to enhance a sense of place:

- *“There are opportunities to create or retrofit a softer edge to the urban edge, with green wedges or features (such as semi-natural hedges) extending into developed land.” (p.50)*

- 6.21 And to enhance Historic character:

- *“Strengthen and conserve historic landscape features including the rifes and drainage ditches, hedgerows, shelter belts and woodlands.”(p.51)*

6.22 Under Climate Change:

- * *"There are opportunities to 'green' urban environments through planting of trees, creation of green roofs, incorporation of SuDS schemes and promote sustainable travel. All new developments should incorporate these principles."* (p. 51)

6.23 And under Green Infrastructure Opportunity themes:

- * *"[Improve] rights of way network: Enhance the existing rights of way network and create additional shared use routes to strengthen links along the coast and also link the coastal plain to the National Park."* (p.52)

Landscape Value

6.24 With the exception of Strategic Gap Policy (policy GEN2 of the current Arun District Local Plan (now considered to be out of date), the site and its immediate surrounds are not covered by any formal landscape designation such as an AONB or National Park. Moreover this landscape is not considered to be rare or unspoilt. The landscape character of the site is representative of NCA 126: South Coast Plain and at a local level LCA 6: Rose Green Coastal Plain.

6.25 Whilst the site is rural in character existing development along Hook Lane and existing roads containing the site on each of its boundaries exert an urbanising influence across the site.

6.26 The condition of the landscape is considered to be fair. The site's hedgerow structure is largely intact with hedgerows to the west and north being in a better condition than those to the east adjacent to Hook Lane. An existing water course crossing the site currently has a steep sided profile, limited bankside vegetation and a man made alignment. The site comprises predominantly of farmland with a lack of appreciative field margins. Of note are the mature hedgerow trees which punctuate this landscape and which contribute positively within views across the area. Given this combination of factors the site is considered to have limited conservation interest with the potential for enhancement through new Green Infrastructure provision.

6.27 There are PRoWs across the site and footpaths around the site are limited predominantly to the eastern side of Hook Lane, no other cultural associations have been identified.

6.28 Whilst practically every landscape is valued by those that live nearby this landscape is neither rare nor unique, being representative of the wider area and in a fair overall condition. As such this landscape is considered to be of **Low Landscape Value** at Local and Regional level.

Landscape Sensitivity

- 6.29 Given the site's fair condition, limited landscape features and its representative character, based on the criteria discussed in Section 2 this landscape is considered to be of **Low Sensitivity** to change. The Arun Landscape Study by Hankinson Duckett Associates (August 2006) corroborates this assessment.

Landscape Change

- 6.30 As noted in Section 5 the proposed application will be for the construction of new housing, a potential new school, new D1 community use and an 80 bed care home along with associated Green Infrastructure. (Figure 6 refers)
- 6.31 The development will, in terms of character reflect the existing edge of settlement character exerted by properties fronting onto Hook Lane and in effect extend the development edge further to the west. New open space and structural tree planting within the site seeks to enhance site wide screening, reinforce the site's existing hedged boundaries and create a more sympathetic and softer development edge than is currently provided by Hook Lane.
- 6.32 The sites primary accesses will be from a new junction off Pagham Road, in the vicinity of Rookery Farm, with up to two additional vehicular access points to the east onto Hook Lane. These access points will necessitate the removal of short sections of existing hedgerow planting along the site's boundaries.
- 6.33 Despite beneficial effects arising from the introduction of new landscape, the magnitude of change resulting from development is considered to result in a Moderate Adverse. Given the site's wider context to the south and east the development is not believed to be at considerable variance to the landscape character but more an extension of the urban area.

Tolerance to Change of the Type Proposed

- 6.34 Whilst the site lies within an area designated as a Strategic Gap its urban fringe context, low landscape value and low landscape sensitivity mean that this landscape is considered to be reasonably tolerant to change of the type proposed.
- 6.35 As noted at Section 6.15 the Arun Landscape Study by Hankinson Duckett Associates (August 2006) corroborates this assessment notes that the site's capacity for change of the type proposed is considered to be high.

Landscape Impact - Construction

- 6.36 Short term effects upon landscape character and resources arising from construction of the scheme will include (but not limited to):
- the stripping and storage of topsoil;
 - the removal of short sections of hedge and hedgerow trees along Pagham Road and Hook Lane;
 - The realignment of the existing watercourse crossing the site;
 - minor reprofiling of contours;
 - the construction of new road junctions and internal roads;
 - the construction of new buildings and site infrastructure;
 - the loss of farmland;
 - new tree and shrub planting and habitat creation; and
 - materials storage, the erection of site compounds, hoarding and the use of security lighting.

- 6.37 Operations that would result in the greatest effects on landscape character would be in those areas that are used for the longest duration such as the site access and contractor's compound and / or operations such as the stripping and storage of topsoil within mounds or bunding. It is acknowledged that construction noise, vehicle movements, etc., would provide a degree of increased disruption to the landscape. Whilst these impacts will be temporary in nature, the works noted above would adversely affect NCA 126 and LCA 6 for the duration of construction.

National Character Area 126: South Coastal Plan

- 6.38 As NCA 126 covers a substantial area, construction works within the site will only affect a very small part of the overall character of this area and no key characteristics of NCA 126 would be lost. Construction impacts are considered to be of a Minor Adverse magnitude which are therefore considered to result in impacts of Slight Adverse significance.

Arun Landscape Study Area

- 6.39 The Arun Landscape Study by HDA (2006) describes LCA6, within which this development sits, as comprising of

"Open arable landscape on coastal plateau adjacent to existing settlement, hard edge, no intervisibility with Chichester."

- 6.40 Additionally, the report suggests that this site has high capacity for landscape change and the local receptors have a low sensitivity to change. Moreover none of this LCAs defining characteristics will be lost as a result of the development, as such construction impacts are considered to be no greater than of a Moderate Adverse magnitude. Given a low sensitivity to change and a moderate adverse magnitude construction impacts are considered to be of Slight to Moderate Adverse significance.

Landscape Impact – Operation (Year 0)

- 6.41 Long term effects upon landscape character and resources arising from completion of the scheme will include (but not limited to):
- new built development including two storey housing, an 80 bed care home, D1 community building, primary school, roads, footways and associated infrastructure;
 - new Green Infrastructure, including parks, meadows, woodland, play space, Sustainable Drainage and specimen tree planting;
 - new structural planting belts to the north and west, with fingers of green space extending into the development; and
 - a change of land use from farmland to urban development.
- 6.42 These changes would be permanent in nature and would result in a change of character from a predominantly open and rural landscape to an urban landscape, effectively extending the existing edge of Pagham further to the north and west. Impacts would directly affect both NCA126 and LCA 6.
- 6.43 Permanent changes within an undeveloped rural landscape would typically be moderate to major adverse. This site however is heavily influenced by the existing urban edge of Pagham, with fragmented hedgerows along Hook Lane, no public access via PRowWs and man-made features such the watercourse crossing the site reducing the site's value. As such permanent changes of the type proposed are considered in overall terms to result in low to medium effects.

National Character Area 126: South Coastal Plan

- 6.44 As with construction impacts only a very small part of NCA 126 will be affected by the development and no key characteristics would be lost. Whilst there will be some localised loss of hedgerows to form new site access points, these losses are relatively small which when balanced by new boundary planting, which acts to extend tree and hedgerow coverage across the area, is considered to be of a low adverse magnitude of change. Operational impacts are considered to be of a Low Adverse magnitude which are therefore considered to result in impacts of Slight Adverse significance.

Arun Landscape Study Area

- 6.45 With regard to impacts at a local level, the character of LCA 6 will change in and around the site. As noted above the existing rural landscape of the site will be replaced by an urban landscape, and thus will extend the influence of the existing urban fringe further to the west. Whilst the site is open it is also reasonably well contained. Existing hedge planting to the north and west limits inter-visibility of the site with the wider landscape. As a consequence, whilst the character of the site will change the affects of this change on the wider LCA will be limited.
- 6.46 Some beneficial changes to the landscape are of note. In line with the Arun Green Infrastructure Plan (2012), namely
- “...opportunities to create or retrofit a softer edge to the urban edge, with green wedges or features (such as semi-natural hedges) extending into developed land.”*
- 6.47 It is considered that the proposals are in keeping with this strategic objective for the area and that there is an opportunity to enhance the existing landscape fabric and existing rural/urban interface with a well-considered landscape led masterplan.

West Sussex Landscape Character Area

6.48 This Character Study uses the NCA126 area as it's evidence base, but makes a number of recommendations for the replanting of hedgerows and boundary trees, improving biodiversity and creating high quality urban fringe developments which are in keeping with, and help assert local built character and create a sense of distinctiveness. The proposals are considered to be in keeping with these county-wide strategic planning ambitions and as such the residential proposals are considered to have a positive effect on county landscape character.

6.49 In response, the development proposals include the following:

- extensive tree planting and woodland creation is proposed.
- existing boundary hedgerows are to be appropriately managed and enhanced with suitable native species and new sections of hedgerow are to be planted around the site's boundaries;
- permissive footpaths / cycleways are to be created through the site's open spaces; and
- the existing 'man made' watercourse is to be naturalised and planted to support a greater diversity of riparian species.

6.50 As a consequence of the above the proposals are considered to be in keeping with these county-wide strategic planning ambitions established by the West Sussex Landscape Character Area Study.

6.51 Overall operational impacts are considered to be of a Moderate Adverse magnitude which are therefore considered to result in impacts of Slight to Moderate Adverse significance.

Summary

6.52 The table below provides a summary of predicted landscape impacts during construction and on completion of the development.

Table 5: Summary of Landscape Impacts (Year 0)

	Landscape Type	Intensity of Change	Frequency of Change	Visual Appreciation During Construction	Visual Significance After Completion (Year 0)
NCA 126	Low (Local - Regional)	Low	Low	Minor Adverse	Minor Adverse
LCA 6	Low (Local - Regional)	Low	Low to Medium	Minor to Moderate Adverse	Minor Adverse
The Site	Low (Local - Regional)	Low	High	Moderate Adverse	Moderate Adverse

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7. VISUAL AMENITY

- 7.1 A visual assessment has been undertaken with viewpoints selected to illustrate the visibility of the site from a representative sample of potential receptors and key locations around the site. In each case the viewpoint seeks to represent the maximum potential visibility of the site and the proposed development. The site has been covered with a total of 8 representative viewpoints. Viewpoint locations are indicated on Figures 12 and 13 with the photo viewpoints shown at Figures 14 to 21. The photographs were taken on the 18th November 2015, using a 50mm focal length and demonstrate late winter views when vegetation was not in full leaf. Within the summer months, there will be a greater degree of screening and/or filtering of views within the landscape. At the time of survey weather conditions included heavy cloud and rain. However, visibility remained reasonable allowing adequate visibility towards site.

- 7.2 A baseline analysis of the available views is set out below:

Receptor Sensitivity

- 7.3 Receptors encompass residents, users of Public Rights of Way, views from highways and people at work. In overall terms the first two categories are considered to be of higher sensitivity than the latter two due to the prolonged and or their proprietary interest in the view, although the context of individual receptors can have a bearing on their sensitivity. The main users or visual receptors are considered in more detail below.

Residential

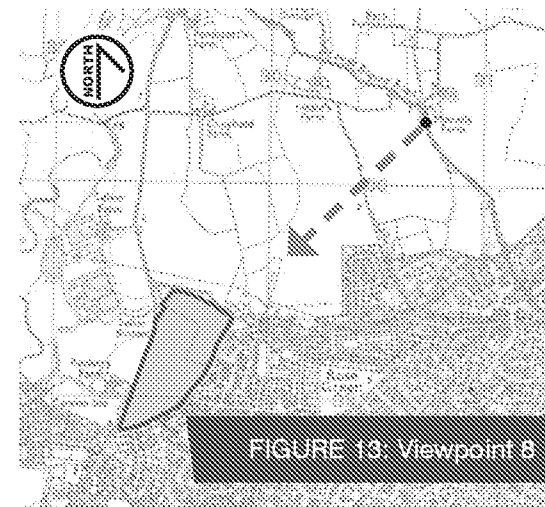
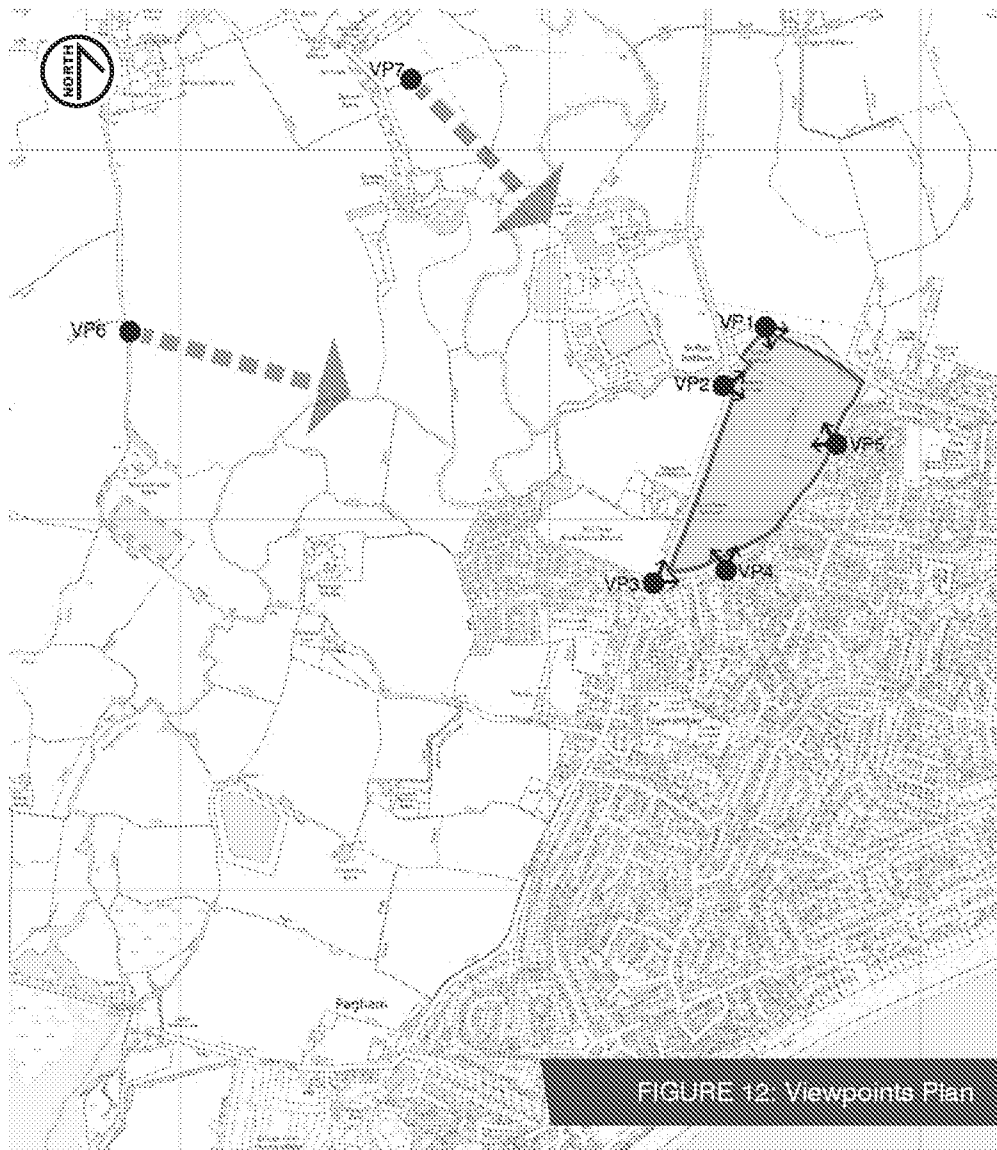
- 7.4 These are considered to be chiefly those living in properties adjacent to the site's eastern boundary on Hook Lane, which amount to circa 40 dwellings. There are additional residential receptors including the owner/occupiers of four properties at the junction of Pagham Road and Sefter Road (Sefter House, Sefter Cottage and Rookery Cottage); the group of houses, barns and caravan site around Rookery Farm on Pagham Road (Rookery Farmhouse, Commonmead Barn, Windmill Barn and Farm Gate Cottage); and the residents of Windmill Cottages at the junction of Pagham Road and Hook Lane. There will also be glimpsed views of the site when approaching Hook Lane from side streets such as Lodsworth, Drift and Mill Park Roads.

Road Users

- 7.5 Those driving or cycling along the three main roads surrounding the site, namely Pagham Road (west), Hook Lane (east) and Sefter Road (north). The busiest route is Pagham Road which links the town with Chichester further to the north.

Public Rights of Way (PRoW)

- 7.6 There are not many PRoW in the environs of the development site. The footpaths are as shown in Figure 5 and, in line with the Local Character Assessment for the broader area, these paths are not well-connected and are typically of short length. Footpath connections are therefore limited in terms of masterplanning and of only modest influence within this assessment.



Legend

-  Site boundary
-  Short distance viewpoint
-  Long distance view

Viewpoint One

<i>Location</i>	Sefter Road, north western most corner of site boundary
<i>Elevation</i>	5m AOD
<i>Distance</i>	2m
<i>Bearing to Site</i>	View south east
<i>Receptor Type</i>	Passing vehicle / Rear of properties fronting Sefter Road

Viewpoint Description

This viewpoint demonstrates the screening afforded by existing hedge vegetation along the northern site boundary, comprising of hedgerow and irregular tree planting. This treatment exists along the full length of Sefter Road, which reduces in height as it connects with a hedgerow along the northern part of Hook Lane.



Extent of View to Site

After turning onto Sefter Road from Pagham Road, vehicles pass the private property of Sefter House, and get a brief view of the proposed site through a gap in the boundary hedge before views are obscured by existing vegetation. Glimpsed and only partial views through occasional breaks in boundary vegetation are possible as one moves along Sefter Road. Views from the rear of existing properties fronting Sefter Road are typically screened by intervening vegetation albeit some partial views may be available from upper floors.

Visibility of Proposed Development

As noted above only partial / glimpsed views towards the development will be possible. Upper floors and roofs of proposed houses may be partially visible above the boundary hedge, with new planting and open space visible at a lower level. The existing hard edge of Pagham is already in view. While new housing will bring sightlines to the urban realm closer to the receptor, it is considered that proposed open space to the north of the development along with new planting will effectively screen and soften views towards the development in the longer run.

Type of View

Glimpsed & partial

Sensitivity to Change

Low (motorists) - High (residents)

Magnitude of Change

Low to Medium Adverse due to existing screening. New screening will provide changes of low beneficial magnitude.

Impact Significance

Minor Adverse (motorists) - Minor to Moderate Adverse (Residents) depending upon the extent of views available. Residents are set back from Pagham Road and the site is typically well screened.

Viewpoint Two

<i>Location</i>	Pagham Road, from west side of road.
<i>Elevation</i>	6m AOD
<i>Distance</i>	5m
<i>Bearing to Site</i>	Western boundary
<i>Receptor Type</i>	Passing vehicle / Rear of properties fronting Pagham Road

Viewpoint Description

There are two field gates that lead towards the site. This viewpoint illustrates the available view from Pagham Road through one of these field gates. Rookery Cottage sits on the boundary of the site with a view south east over the site.



FIGURE 15: Viewpoint 2

Extent of View to Site

The entire length of the site's western boundary is comprised of mature hedging and boundary tree planting, which visually contains the site and which will limit views towards the proposed development. This view offers a worst case scenario, rather than one representative of the wider boundary with a single break in the hedgerow, currently formed by a field access. Views from circa two properties, fronting Pagham Road, towards the site are also possible.

Visibility of Proposed Development

Besides the break in boundary planting afforded by the field gate the proposed development will not be visible from passing motorists. A new vehicular access proposed further to the south will open up glimpsed views and changes in the road itself (including a new access junction) will be visible. Views of development from existing residential properties will be possible in the short term. The existing hard edge of Pagham is already in view. While new housing will bring sightlines to the urban realm closer to the receptor, it is considered that proposed open space to the north of the development along with new planting will effectively screen and soften views towards the development in the longer run.

Type of View

Glimpsed & partial

Sensitivity to Change

Low (motorists) - High (residents)

Magnitude of Change

Medium Adverse albeit new screening will provide changes of low beneficial magnitude.

Impact Significance

Minor Adverse (motorists) - Moderate Adverse (Residents) depending upon the extent of views available. Residents currently have open views from upper floors.

Viewpoint Three

<i>Location</i>	Pagham Road and Hook Lane Junction
<i>Elevation</i>	6m AOD
<i>Distance</i>	10m
<i>Bearing to Site</i>	At southern boundary looking north
<i>Receptor Type</i>	Passing vehicles and local residents at Windmill Cottages

Viewpoint Description

With a setback from the junction of Hook Lane and Pagham Road, existing mature hedging and tree planting screen views in and out of the site. Middle distance views up Pagham Road and Hook Lane are possible.



Extent of View to Site

Extensive and mature boundary hedging significantly reduces visibility into the development site, with mature hedgerow tree planting along Pagham Road returning around the corner of the site and offering additional screening.

Visibility of Proposed Development

Given the extent of existing screening the site is afforded coupled with the proposed set back of development into the site it is anticipated that the bulk of proposed development will not be visible from this viewpoint. Some glimpsed views towards the roof of the proposed care home may be possible, particularly in winter months.

Views towards the proposed site access into the development from Pagham Road will be possible, along with a new bus lay bay proposed to the east of Pagham Road. Views towards a new vehicular site access from Hook Lane may also be possible along with new road tables.

Type of View

Glimpsed (motorist & residential receptors)

Sensitivity to Change

Low to Medium

Magnitude of Change

Low Adverse

Impact Significance

Minor Adverse (motorists) - Minor to Moderate Adverse (Residents) depending upon the extent of views available. Residents are set back from site and the site is typically well screened.

Viewpoint Four

<i>Location</i>	Hook Lane
<i>Elevation</i>	6m AOD
<i>Distance</i>	5m
<i>Bearing to Site</i>	Eastern boundary looking north
<i>Receptor Type</i>	Residents, Pedestrians and passing vehicles

Viewpoint Description

Looking west from the site's eastern boundary with Hook Lane, the boundary hedgerow drops in height to around 1.2m high providing open views across the proposed development site as far as Pagham Road to the north west and Sefter Road to the north. The existing urban edge formed by the properties fronting Hook Lane is also visible as it curves around the site.



Extent of View to Site

Low and often fragmented hawthorn hedging allows expansive views across the site. Just visible in this photo are the hills of the South Downs National Park, which are marginally more visible on clearer days. Properties fronting Hook Lane are also visible to the right of the view forming an existing hard edge to Pagham. Housing tends to comprise of a mix of 1 and 2 storey housing with modest planted front gardens and driveways.

Visibility of Proposed Development

Large portions of the development site are visible throughout the year. Should Option A be taken forward views towards playing fields / play space associated with the primary School will be visible in the foreground along with car parking associated with the D1 Use and Care Home. In the middle distance new buildings, including the school, D1 use and care home will be possible.

Type of View

Full

Sensitivity to Change

Low (passing motorists) - High (residents & pedestrians)

Magnitude of Change

Passing vehicles: Medium Adverse; Residents & Pedestrians: Medium to High Adverse

Impact Significance

Minor to Moderate Adverse (motorists) - Moderate to Major Adverse (Residents). Residents are set back from Hook Lane but typically front the site.

Viewpoint Five

<i>Location</i>	Junction of Hook Lane & Lodsworth Road
<i>Elevation</i>	6m AOD
<i>Distance</i>	5m
<i>Bearing to Site</i>	Eastern boundary, looking north
<i>Receptor Type</i>	Residents, Pedestrians and passing vehicles

Viewpoint Description

View across the site from the edge of Hook Lane to towards the centre/north of the site. A singular bench, situated to west of Hook Lane, looks out across the site and has open 180° views, including distant views towards the South Downs National Park.



Extent of View to Site

With reduced boundary hedging and flat topography, views into the site from Hook Lane are open and largely unrestricted. Several residents have clear views into the proposed development at present from ground and first floor windows.

Visibility of Proposed Development

The proposed housing would create a significant change in view, diminishing the visibility into the site, the view to the South Downs and the overall rural character of the place. This view, while taken from the bench, is representative of the change in view experienced by most of the residents along Hook Lane. New planting along the site boundary is proposed to filter and soften views. In addition new development is to be set back from the boundary by a minimum of 10m.

Type of View

Full

Sensitivity to Change

Low (passing motorists) - High (residents & pedestrians)

Magnitude of Change

Passing vehicles: Medium Adverse; Residents & Pedestrians: Medium to High Adverse

Impact Significance

Minor to Moderate Adverse (motorists) - Moderate to Major Adverse (Residents). Residents are set back from Hook Lane but typically front the site.

Viewpoint Six

<i>Location</i>	PRoW 104, between South Mundham and North Honer Farm
<i>Elevation</i>	5m AOD
<i>Distance</i>	1.57km
<i>Bearing to Site</i>	West of site
<i>Receptor Type</i>	Pedestrians

Viewpoint Description

The site is visible from this PRoW, with the existing curvature of Hook Lane properties visible in the distance, albeit partially concealed by intervening hedgerows and tree canopies.



Extent of View to Site

The view towards the site is open and expansive due to the flat topography and relatively sparse intervening field boundary planting. Sefter Farm frames the view to the left and the Mill Farm Caravan Park frames the view to the right. Riparian tree and shrub vegetation following the edge of Pagham Rife are visible in the middle distance. Views towards the existing edge of Pagham are possible from this viewpoint, including the curvature of Hook Lane.

Visibility of Proposed Development

The photo above was taken in poor weather conditions, with heavy cloud and intermittent rain. It is anticipated that some of the residential development would be visible from this location, sitting in front of existing properties fronting Hook Lane. New development will however include additional planting along its western boundary. Given intervening vegetation and the site's distance views towards new rooftops will be possible along with very limited views of new building facades.

Type of View

Partial

Sensitivity to Change

Medium (due to distance and existing views of the built up edge of Pagham)

Magnitude of Change

Low adverse

Significance of Change

Minor Adverse

FIGURE 19: Viewpoint 6

Viewpoint Seven

<i>Location</i>	FP129, Bowley Lane
<i>Elevation</i>	3m AOD
<i>Distance</i>	1km
<i>Bearing to Site</i>	North west of site, looking south east
<i>Receptor Type</i>	Walkers, farm residents & visitors

Viewpoint Description

The site is not visible from PROW FP129 north west of Sefter Farm due to the low-lying nature of the land and agricultural buildings and mature tree belts in the intervening space.



FIGURE 20: Viewpoint 7

Extent of View to Site

The proposed development site is not visible from this viewpoint location, screened by the large sheds of Sefter Farm and several layers of intervening tree and hedge planting along existing field boundaries which together screen the site.

Visibility of Proposed Development

It is anticipated that no part of the development would be visible from this viewpoint.

Type of View

None

Sensitivity to Change

Low

Magnitude of Change

None

Significance of Change

Negligible

Viewpoint Eight

Location	B2166 Lower Bognor Road, near Morrells Farm
Elevation	7m AOD
Distance	1.25km
Bearing to Site	North east of site, looking south west
Receptor Type	Morrells Farm Residents & passing vehicles

Viewpoint Description

This long distance view of the site from Lower Bognor Road is characterised by the flat landscape.



Extent of View to Site

This expansive view towards the site is very flat but has little intervening vegetation to break up or screen views towards the site. The existing urban edge presented by Hook Lane is just discernible in this view.

Visibility of Proposed Development

It is anticipated that the development will be visible from this viewpoint, though from a distance and potentially only the rooftops.

Type of View

Partial

Sensilivity to Change

Low

Magnitude of Change

Low

Significance of Change

Minor Adverse

Summary

- 7.7 The table below provides a summary of predicted visual impacts during construction and on completion of the development.

Table 6: Summary of Visual Impacts (Year 0)

	Receptor Sensitivity	Adverse Significance of Impact	Impact Significance during Construction	Impact Significance during Operation (Year 0)
Viewpoint 1	Low (motorists) to High (residents)	Low Adverse	Minor to Moderate Adverse	Minor Adverse
Viewpoint 2	Low (motorists) to High (residents)	Medium Adverse	Minor to Moderate Adverse	Minor to Moderate Adverse
Viewpoint 3	Low (motorists) to Medium (residents)	Low Adverse	Minor Adverse	Minor to Moderate Adverse
Viewpoint 4	Low (motorists) to High (residents)	Medium to High Adverse	Moderate Adverse	Moderate to Major Adverse
Viewpoint 5	Low (motorists) to High (residents)	Medium to High Adverse	Moderate Adverse	Moderate to Major Adverse
Viewpoint 6	Medium	Low Adverse	Minor Adverse	Minor Adverse
Viewpoint 7	Medium	None	No Change	No Change
Viewpoint 8	Low	Low Adverse	Minor Adverse	Minor Adverse

- 7.8 The viewpoints shown in Figures 14 to 21 are designed to give a representation of the area's overall visual resource. While not exhaustive, they clearly illustrate the extent of visibility that the site is afforded from surrounding roads and residential receptors.

- 7.9 The Methodology at Section 2.21 considered to impacts of moderate or higher significance to be material in decision making process. As such impacts of Moderate Adverse Significance or higher are to be mitigated where practicable to reduce impacts to an acceptable level.

- 7.10 There are two viewpoints, namely VP4 and VP5, where the existing residents fronting Hook Lane / pedestrian receptors along the carriageway are predicted to experience impacts of Moderate to Major Adverse significance in Year 0. This is primarily due to these receptors having a higher sensitivity to change of the type proposed and due to their open, prolonged and / or propriety view across the site.

- 7.11 It is of note that Masterplan Option A proposes a greater degree of open space along the Hook Lane boundary and sets buildings further back from the existing carriageway. This option is considered to potentially reduce the significance of impacts for the receptors within Viewpoint 4 to a Moderate Adverse significance in Year 0. Receptors further north represented by Viewpoint 5 will not benefit to the same degree from this increased set back or Green Infrastructure.

- 7.12 Viewpoints from further afield, to the north and to the west of the site are either screened due to intervening vegetation and a low lying topography or are distant. Where development is visible in these views it will be viewed against an existing backdrop of urban development provided by Pagham. Some rooftops are likely to be visible along with glimpsed views of new building facades.

-
- 7.13 The lack of pedestrian access and footways along Pagham Road and Sefton Road ensure that visual receptors largely comprise of motorists who typically have a lower sensitivity to change of the type proposed. Motorists along Pagham Road will take in views of a new site access but will otherwise be unaffected.
- 7.14 Residents to the north of the site and to the west of the site within Rockery Farm are likely to have some glimpsed views of the development, largely from upper floors. To the north the development is to be set back behind an extensive area of open space which will help to limit potential impacts.
- 7.15 Construction activities would result in temporary, phased, adverse effects on the viewing experience of all visual receptors that have views of the works. The magnitude of change in the visual environment is considered to be medium adverse when development is viewed as a whole. However, from each particular receptor the magnitude of change will vary, being greater where construction activities are directly visible and lower where views are oblique or partially obscured, for example.
- 7.16 Residents fronting Hook Lane will be the most directly affected by views of construction activities, albeit given these effects are phased and temporary in nature the significance of these impacts is not considered to be any greater than those effects predicted during the site's completion / occupation.

8.0 MITIGATION

Mitigation

8.1 Mitigation measures seek to avoid, reduce, or remediate to an acceptable level the predicted effects of development on the landscape and within the views of those receptors who experience the landscape. Mitigation measures have been considered as an inherent part of the proposals and these are illustrated on the landscape Masterplan Options, (refer to Figures 7 and 8). Mitigation can be achieved in four ways as follows;

- Can the development be located elsewhere? This is in many respects a question for the planning statement which will justify development on this site.
- Can the development be changed in terms of the built form, mass, style and character? There is opportunity within the architecture of the buildings and their laying out on the site to introduce mitigation of this type.
- Can the development be screened by or include new landscape elements? Within the development, land will be made available to undertake this type of mitigation.
- Can off site compensation be undertaken? Land is not available to undertake this form of mitigation nor is it considered necessary as suitable mitigation can be achieved via changes to the built form and through new landscape elements.

8.2 The details of proposed mitigation are set out below:

Construction

- Site hoarding will be erected to limit views across the works from PProWs. Openings within hoarding will enable people to see the works in a controlled manner. Similarly contractor compounds will be well screened for the duration of the works. Compounds will be located sensitively, away from local residents and screened with hoarding, earth bunding and / or planting. Furthermore lighting within compound areas and / or around the construction site will be restricted in use to agreed working hours or the minimum required for adequate site security.
- All existing vegetation on site, including but not limited to existing hedge planting along Pagham Road, Sefter Road and Hook Lane, will be protected with fencing for the duration of the works in accordance with BS 5837:2012 'Trees in Relation to Construction'. Where practicable only those trees and sections of hedgerow required to form the site accesses onto Pagham Road and Hook Lane are to be removed.
- Surrounding Roads are to be kept free of dust and mud and vehicle movements into and out of the site are to be controlled to agreed working hours only. Construction traffic is to be routed either via Sefter Road or Pagham Road but will be prevented from using Hook Lane for site access.

Built Form

- New housing will be restricted to two storeys in height (9.5m) across the development and will be constructed in materials which reflect buildings within the site's context.
- The design of larger buildings on site such as the new school, D1 Use and Care Home will seek to reduce their scale and massing through the use of contrasting panels of materials laid out to emphasise building height rather than width. Moreover these buildings will be similarly restricted in height to a two storey equivalent (11m).

Green Infrastructure

- Maintain landscape buffers around the site's boundaries - 20m minimum width from the adjacent road carriageways to the north and west and 10m minimum width to the east. The planting and set back along Hook Lane is to balance site visibility with the need to visually integrate new development with the existing urban area.
- Extend tree coverage across the development with an emphasis on reinforcing planting around the site's boundaries. Ensure new structural planting along Hook Lane includes a high percentage of semi-mature tree species for instant screening. Ensure that where existing housing directly fronts the site that planting is carefully sighted to maintain a green outlook for existing residents wherever practicable.
- Manage and restore traditional hedgerows, with associated hedgerow trees; Existing hedgerows will where practicable be protected and enhanced with additional native stock, including hedgerow tree species. New sections of hedgerow are to be planted along the new access road leading into the site from Pagham Road and along the site's boundary with Hook Lane.
- Diversify habits for aquatic species; The site's Sustainable Drainage Strategy (SuDS) will see the creation of a number of swales and attenuation basins. In addition existing watercourse crossing the site is to be realigned and naturalised. These features will where practicable be designed to hold some permanent water for landscape and biodiversity purposes.
- Provide new permissive footpaths and cycle routes in order to enhance access to the landscape for both new and proposed residents.
- Provide a new viewing mound within open space towards the centre of the development in order to capitalise on opportunities to view the South Downs. Ensure that this mound is accessible for both existing and proposed residents.

Lighting

- The development will include a range of measures which will control the use of artificial light in accordance with the guidance issued by the Institute of Lighting Engineers. Light fittings will be selected to minimise light emitted to the night sky. Furthermore lighting fittings will include shields or baffles to prevent light spill into neighbouring residential properties. Along the main access the use of low level lighting will be explored. Lights will also be fitted with sensors and /or is restricted to agreed hours in order to ensure that it is only in use when required.

9.0 RESIDUAL IMPACTS AND SUMMARY OF EFFECTS

Residual Effects

- 9.1 Residual effects are those that remain significant once the mitigation detailed above has been implemented. Residual effects are assessed in year 15 and consider the scheme once new planting has established and buildings have weathered. The following residual effects are predicted:

Table 7: Summary of Residual Impacts (Year 15)

	Negligible to Low Adverse	Minor to Moderate Adverse	Moderate to High Adverse
Landscape Character			
NCA 126	Low Adverse	Minor Adverse	Negligible
LCA 6	Low Adverse	Minor Adverse	Minor Adverse
Visual Amenity			
Viewpoint 1	Low Adverse	Minor to Moderate Adverse	Minor Adverse
Viewpoint 2	Medium Adverse	Minor to Moderate Adverse	Minor Adverse
Viewpoint 3	Low Adverse	Minor Adverse	Minor Adverse
Viewpoint 4	Medium to High Adverse	Moderate Adverse	Moderate Adverse
Viewpoint 5	Medium to High Adverse	Moderate Adverse	Moderate Adverse
Viewpoint 6	Low Adverse	Minor Adverse	Negligible
Viewpoint 7	None	No Change	No Change
Viewpoint 8	Low Adverse	Minor Adverse	Negligible

- 9.2 Overall impacts on landscape character and resources are considered to be of slight adverse significance, once proposed new planting has established.
- 9.3 With the exception of views from Hook Lane views from surrounding receptors will be screened and softened with new boundary planting, enabling the proposed development to settle into the landscape. Impacts of Moderate to Major Adverse Significance for residents fronting Hook Lane are thought to reduce to Moderate Adverse with the introduction of additional hedge and tree planting along the site boundary, coupled with a minimum set back from the site's boundary of 10m. This set back is to feature additional tree and shrub planting for further screening. New planting is to include a high proportion of semi-mature stock in order to provide screening of the development from day one.

Summary of Effects

- 9.4 The site is located to the north east of Pagham town centre and directly adjacent the existing urban boundary. The site has three sides, the longest of which has existing residential frontage overlooking it, with flat, near-distance views over to the western site boundary comprising a hedgerow liberally punctuated with small trees.
- 9.5 With the exception of Strategic Gap Policy (policy GEN2 of the current Arun District Local Plan (now considered to be out of date), the site and its immediate surrounds are not covered by any formal landscape designation such as an AONB or National Park. Moreover this landscape is not considered to be rare or unspoilt.
- 9.6 On a national scale the site falls within NCA 126: The South Coastal Plain. At a regional scale the site falls within the LCA6: Rose Green Coastal Plain. These areas are considered to be of Low Sensitivity to change.

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- 9.7 Despite beneficial effects arising from the introduction of new landscape features such as open space and new tree planting, the extent of change resulting from development is considered to result in a Low Adverse magnitude at a regional level and a Moderate Adverse magnitude of change at a local level.
- 9.8 On completion (Year 0) the overall impact of development on the landscape character and resources of the area is considered to be no more than Slight to Moderate Adverse. Given appropriate detailing and a commitment to implement the mitigation detailed in Section 8, overall residual impacts are considered to be no worse than Slight Adverse by year 15.
- 9.9 With regard to the effects of development on the Strategic Gap these are discussed in more detail within the Planning Statement accompanying the planning application. It is however of note that whilst new built elements will inevitably reduce the physical extent of the gap between Pagham and Chichester the integrity of the gap and its essential purpose to prevent coalescence of settlements will be unaffected.
- 9.10 Turning to visual amenity, the site is well screened to the north and west. To the east views across the site from residents fronting Hook Lane are largely open and unrestricted.
- 9.11 On completion (Year 0), the development will result in significant Moderate to Major Adverse effects on the visual amenity of those residents who front Hook Lane and on pedestrians passing the site along Hook Lane. Given a commitment to set back development and to implement screen planting as detailed in Section 8, the residual impacts for surrounding residents are considered to reduce to Moderate Adverse by year 15.
- 9.12 To conclude, this landscape is considered to have the capacity to accommodate change of the type proposed and to assimilate this development into the landscape with only minor effects in the longer term. The visual amenity of adjacent receptors, and in particular residents fronting Hook Lane will continue to be adversely affected in the longer term.

10. REFERENCES

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- Landscape Character Assessment, Guidance for England and Scotland – The Countryside Agency (2002).
- The National Planning Policy Framework (2012)
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- A Strategy for the West Sussex Landscape (2005)
- Arun Landscape Study, HDA (2006)
- Arun Green Infrastructure Study (2012)
- NCA 126 South Coast Plain, Natural England (2014)
- Pagham Neighbourhood Plan 2014-2029, Pagham Parish Council (2015)

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Revision History

Rev	Issue	Prepared	Reviewed	Approved	Date
-	1st draft	TBR / NJE	NJE	NJE	22/11/16
A	2nd draft	NJE	NJE	NJE	13/12/16
B	3rd draft	NJE	TBR	NJE	23/12/16
C	Final	AJK	NJE	NJE	06/01/17

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