

P/6/17/OUT Hook Lane

i. Landscape character

The loss of important views and the overall perception of the site in defining the local countryside setting on the edge of a well-established, lower density settlement would result in an adverse impact on the landscape character.

Further justification regarding to what extent the opinions set out in the PVDS have been considered and how these have been addressed and resolved within the masterplan layout should be requested from the applicant.

ii. Visual

Based on fieldwork and professional judgment of Terra Firma Consultants the adverse, long-term and permanent visual effects, particularly when viewed from Hook Lane and overlooking residential properties **cannot** be adequately mitigated. The long-term effectiveness of the mitigation measures proposed cannot be guaranteed beyond the first 5 years post construction.

iii. Overall conclusion

It is our Consultant's opinion that a high proportion of the relevant key characteristics of the landscape character would not be protected by the proposed masterplan and density of development. The wider landscape character is highly unlikely to remain intact with significant levels of loss e.g. quality soils, views of the South Downs, alteration to drainage and field pattern, habitat, albeit balanced by new boundary hedge planting and protection of Pagham Lane's enclosed character.

Our Consultant and the Parish Council believe the proposed development as it stands will have a direct, adverse and significant landscape impact on all of the key landscape characteristics that contribute to the wider landscape character.

P/140/16 Summer Lane

Listed buildings and cultural heritage

- The site is devoid of buildings however a number of listed buildings (Little Welbourne (grade II property and the spire and the early medieval flint church at Pagham a Grade I Listed building of the parish, united reform church of St Thomas A Becket are in close proximity and contribute to the intervisibility and sense of place. None of the listed buildings are located within or immediately adjacent to the site, however the impact of development on their setting relating to views to and from footpaths in the surrounding area, although limited, should be considered.
- The site does not contribute to the landscape setting of Scheduled monuments or Registered Parks and Gardens.
- A summary of the Cultural Heritage Desk-Based Assessment indicates the site is thought to have a potential effect on the rural setting of two listed buildings on Church lane to the south of the site.

- Planning response from Historic England identifies *“views of the church tower within the rural setting from part of FP101 would be affected”* and development would be from the churchyard and Church Lane. And notes *“The aspect is open to the north west with views to open farmland”*.

As described below the key long and mid-distance views, the existing vegetation, the character of Pagham Lane and rural setting of Pagham Historic core and the amenity of the footpath network and experiential qualities of this landscape will all be adversely affected by development.

- Fieldwork has identified high levels of visibility and a variety of views exist. The majority of views are from footpath 101 that crosses through the middle of the site. From here there are wide panoramic views in all directions and towards significant landmarks e.g. The South Downs, Chichester cathedral and St. Thomas A Beckett Church, Pagham. The positioning of the development height / massing model does not take any of these view corridors into account. All will be removed and the amenity of the footpath 101 significantly adversely effected.

- From Summer Lane, residents would have a clear view of the whole site across open fields and of vegetation and buildings at Church Barton House. Users of the public opens space and play area next to the village hall would also incur a direct view of new houses.

i. Landscape character

Impacts on Site landscape Character

The LVIA concludes the

- *‘Development by its very nature, will represent a complete change of character from an open agricultural field to a new village settlement boundary. Whilst this would be viewed as a Major/Moderate adverse significance, careful design and landscape led approach would positively benefit key features and characteristics on the site’* - a positive impact on the quality and condition.
- *“The key landscape features within the site will be retained as part of the proposals”*
- *‘The development would not have a significant adverse impact upon the experience of the wider landscape. Its impacts are limited to the immediate locality’.*

From a landscape perspective, it would not be possible to accommodate this type and scale of development given the landscape constraints and impact in key views. The exposed, open character of the site offers little by way of assistance with integrating the new settlement without causing the major/moderate adverse and significant landscape effect given.

The use of inappropriate vegetation, the increasing in tree cover to mitigate and screen would completely change the Pagham edge character, extending suburban elements associated with residential development out into open countryside to the detriment of Pagham.

Fieldwork identifies that some, but not all of the defining characteristics of the site and LCA will be retained. It is our Consultant's and our opinion that the wider landscape character of NCA126, SD2 and SD4 and L1b would still be compromised and not remain fully intact.

ii. Visual

The LVIA concludes the visual impacts area very limited and localised. Views from Footpath 101 will permanently change due to the proximity of the built environment. The change to a well landscape transitional street scene will create an attractive high quality frontage.

Key views towards the South Downs and the adjacent landscape from FP 101 will be obscured by development and filtering vegetation. The rural outlook, opportunity to experience and appreciate the wider Landscape character areas of SC2 and SC4 (and NCA 126) will be severely compromised.

iii. Overall conclusion

It is our Consultant's and our opinion that a high proportion of the relevant key characteristics of the landscape character would not be protected by the proposed masterplan and density of development. The proposed development layout would have a direct, adverse and significant landscape impact on the site and on all of the key landscape characteristics that contribute to the landscape character. The masterplan does not reflect the development considerations outlined in the SC2 Manhood Peninsular, that of

'Create a new large scale tree and hedgerow framework which complements the open, intensively farmed landscape, whilst maintaining significant views'.

The wider landscape character is highly unlikely to remain intact with significant levels of loss of key characteristic attributes e.g. quality soils, productive agricultural land, long distant and panoramic views of the South Downs and towards local landmark buildings, the experiential qualities alteration to drainage and field pattern, and potentially alter the rural setting of listed buildings.

In landscape terms, the proposals are unlikely to meet the requirements of landscape related planning policy and draft policy LAN DM1 Protection of landscape character.

P/5/17/OUT Church Barton Farm

The planning response received from Historic England identifies "views of the church tower within the rural setting from part of footpath 101". This is also true for a section of footpath 100 along Summer Lane approaching the site. Development proposed in the paddock field has the potential to impact on view towards this localised and highly distinctive and important architectural feature.

Historic England also mentions "*the aspect is open to the North west with views to open farmland*".

The inter-visibility between the site and the historic village core, particularly the church overlooking the intervening agricultural fields is quite apparent.

The introduction of development has the potential to adversely affect the rural setting of the church located on the settlement edge.

The development as shown would result in not meeting the guidelines for development along Pagham Road and rural areas given in the Pagham Village Design Statement (November 2007).

In landscape terms, the proposals do not meet the requirements of landscape related planning policy, GI, sustainable drainage principles and draft policy LAN DM1 Protection of landscape character.

Development of the site at this density is very unlikely to protect the variety of habitats, vegetation and tree belts that form part of the green infrastructure of the Pagham Strategic gap and of the landscape character of the SC2 Manhood Peninsula, LCA 3 Pagham Lower Coastal Plain and NCA 126 South Coastal Plain.