



LANDSCAPE STATEMENT

LANDSCAPE AND VISUAL EFFECTS OF PROPOSED RESIDENTIAL DEVELOPMENT ON LAND TO THE NORTH OF SELSEY

for
Landlink Estates Ltd.

March 2022 - Revision A

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I INTRODUCTION

I.1. Reason for assessment

- I.1.1. This Landscape Statement is provided in support of Local Plan representations to Chichester District Council relating to a proposed residential development and supporting green infrastructure on land to the north of Selsey.
- I.1.2. The purpose of this document is to identify the Landscape and Visual effects that may occur as a result of development on the Site, and has been prepared by Indigo Landscape Architects Ltd.

I.2. Site location (refer to Figure 1)

- I.2.1. The Site is located on an area of agricultural land to the north of Selsey on the Manhood Peninsula. It lies to the south and west of the B2145, covering an area of some 16.8 hectares. It comprises two entire fields and part of a third to the west; the eastern fields (the southern field known as 'Wakelies', and the northern field known as 'Palmers') are separated by a hedgerow; and the third field (known as 'Long Coles') is separated from both by a ditch.
- I.2.2. To make effective use of land, it is proposed to situate housing on the 'Wakelies' and 'Palmers' fields, and the associated attenuation basins and sports pitches on the eastern part of 'Long Coles' as multifunctional green infrastructure.
- I.2.3. The main built-up area of Selsey lies immediately to the south of the Site.

I.3. Approach and methodology

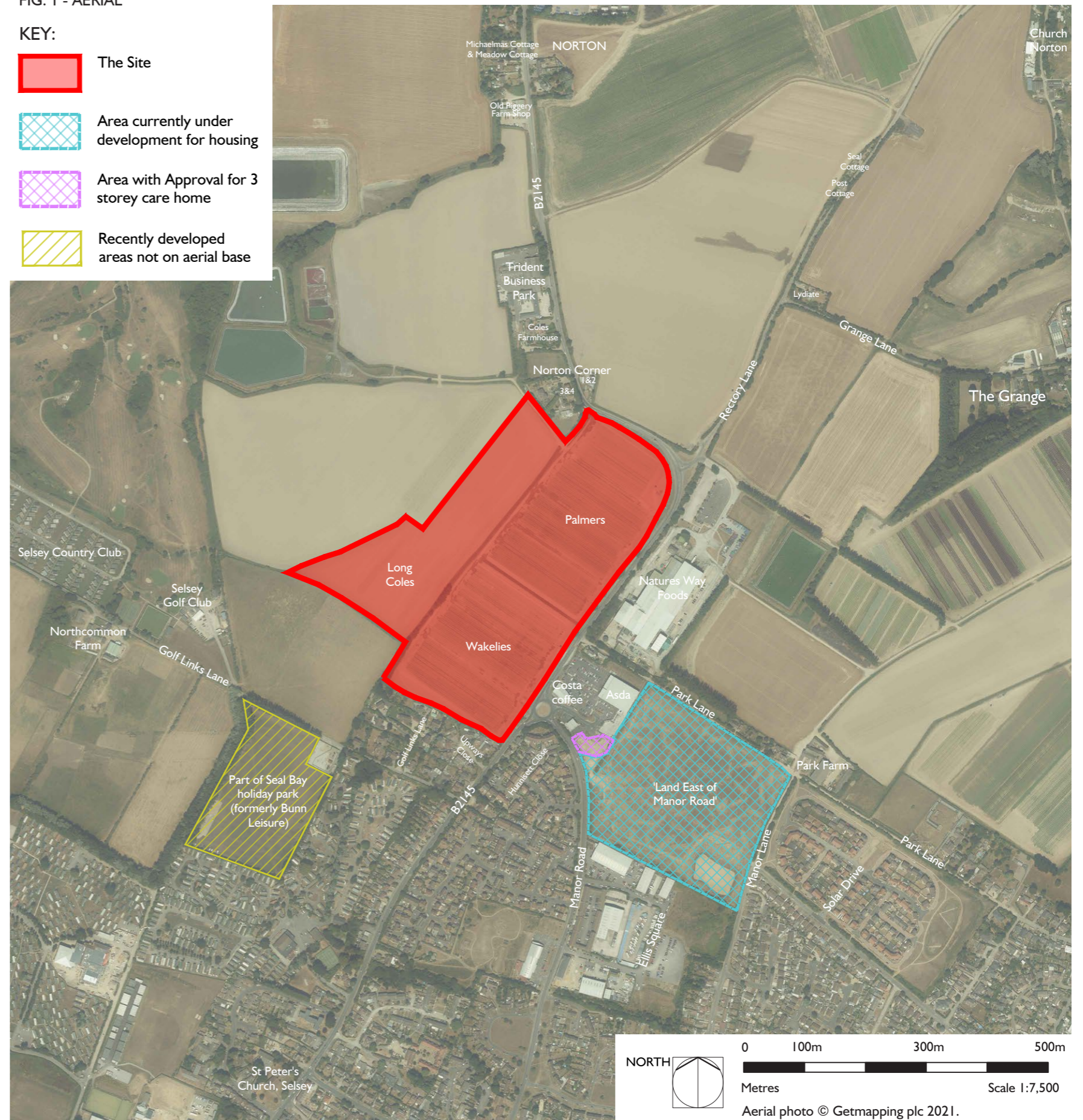
- I.3.1. The production of this Statement has involved the following steps:
 - i. Recording and analysis of the key components of the Landscape which contribute to overall Landscape Character, and of the Visual baseline associated with the Site and surrounding area through desk-based study and field appraisal;
 - ii. Appreciation of the likely nature, form, scale and materials associated with the development, including mitigation measures proposed; and,
 - iii. A discussion and comparison of the levels of effect likely to result from implementation of the proposals.
- I.3.2. Field survey work was undertaken by a Chartered Member of the Landscape Institute on the 6th January 2022 (deciduous trees without leaves). Weather conditions were overcast with good visibility. The fieldwork undertaken enabled the estimated Zone of Visual Influence (ZVI) to be established (refer to Section 4.2 and Figure 4); and this in turn guided the detailed Study Area for the Landscape baseline study.
- I.3.3. Representative photographs were taken at viewpoints chosen to demonstrate the visibility of the Site in the surrounding landscape. Where many similar viewpoints were available, photographs were taken at the location where the Site is most visible.
- I.3.4. Photographs were taken with a Nikon D3500 digital SLR camera with a fixed 35mm focal length lens presented using a 1.5x multiplication factor to give the equivalent of 52.5mm on a 35mm film SLR. They are intended to be viewed **digitally** and replicate a normal eye level view at approximately 1.6 metres above ground level.¹

¹ Refer to Appendix A for technical details.

FIG. 1 - AERIAL

KEY:

-  The Site
-  Area currently under development for housing
-  Area with Approval for 3 storey care home
-  Recently developed areas not on aerial base



2 PLANNING POLICY CONTEXT AND DESIGNATIONS

2.1. Introduction

- 2.1.1. The following section provides a short summary of relevant planning policy and planning history of the Site.
- 2.1.2. The planning policy context applicable to this Site includes the NPPF (supported by the NPPG) at a national level; and at a local level, documents prepared by Chichester District Council (CDC) and Selsey Town Council.
- 2.1.3. The Site is currently located outside Selsey's Settlement Boundary and therefore Countryside policies apply. The CDC Local Plan Review - Preferred Approach (December 2018) identified a site AL12 at Selsey North of Park Farm. This site was located east of the B2145 Chichester Road. Work on flooding and climate change implications has confirmed that the site was not suitable. CDC are now considering Land West of Park Farm (the housing area) as the strategic allocation for Selsey in the Local Plan Review. In addition, the Site has been identified within CDC's 2021 Housing and Economic Land Availability Assessment (HELAA), and is known as site HSY0010b. The Council confirms through the HELAA that the Site is deliverable. The part of the Site along the eastern edge of 'Long Coles' is not included within HSY0010b.
- 2.1.4. The following national and local policies are of particular relevance to these proposals in landscape and visual terms:

The National Planning Policy Framework (NPPF) 20th July 2021

- Section 2. Achieving Sustainable Development;
- Section 5. Delivering a sufficient supply of homes;
- Section 6. Building a strong, competitive economy;
- Section 8. Promoting healthy and safe communities;
- Section 11. Making effective use of land;
- Section 12. Achieving well-designed places;
- Section 14. Meeting the challenge of climate change, flooding and coastal change;
- Section 15. Conserving and enhancing the natural environment; and
- Section 16. Conserving and enhancing the historic environment.

Chichester Local Plan 2014-2029

- Policy 1: Presumption in Favour of Sustainable Development;
- Policy 23: Selsey Strategic Development;
- Policy 33: New Residential Development;
- Policy 40: Sustainable Design and Construction;
- Policy 45: Development in the Countryside;
- Policy 47: Heritage and Design;
- Policy 48: Natural Environment;
- Policy 49: Biodiversity;
- Policy 51: Development and Disturbance of Birds in Pagham Harbour Special Protection Area; and
- Policy 52: Green Infrastructure.

Selsey Neighbourhood Plan

- Policy 001: Design and Heritage;
- Policy 002: Historic Environment; and

- Policy 003: Settlement Boundary.

2.2. Landscape designations

- 2.2.1. There are no international landscape or heritage designations (e.g. World Heritage Sites) or national landscape designations (e.g. National Parks / The Broads, Areas of Outstanding Natural Beauty (AONB)) covering the Application Site or within the Study Area.²
- 2.2.2. There are no Tree Preservation Orders (TPOs) or areas of Ancient Woodland on Site, however there are a number of individual trees with TPOs along Rectory Lane immediately to the northeast of the Site.³ Only one area of Ancient Woodland is found on the Manhood Peninsular near Church Norton, approximately 930m to the northeast of the Site.⁴
- 2.2.3. In terms of heritage assets⁵ there are no designated or undesignated heritage assets on the Site; and there are no Scheduled Ancient Monuments on or near the Site,⁶ no Registered Battlefields or Registered Parks and Gardens nearby; and no Conservation Areas⁷ fall within the estimated Zone of Visual Influence. However, there are a few Listed Buildings within the surrounding landscape which may have views of the proposals (refer to Figure 2 and Section 4.2).

2.3. Habitat designations

- 2.3.1. Whilst the assessment of effects on habitats and species falls outside the scope of this Statement,⁸ a number of significant habitat designations exist on and surrounding the Manhood Peninsular. Although none of the national or international designations cover the Site, details of these habitat designations are shown on Figure 2 opposite, and are listed here for contextual purposes:
- i. Pagham Harbour Ramsar Site / Special Protection Area (SPA),⁹ also a Local Nature Reserve (LNR),¹⁰ lies to the north of the Site.
 - ii. Both Pagham Harbour and the coastline at Medmerry Nature Reserve to the west / southwest form parts of wider Sites of Special Scientific Interest (SSSIs).¹¹
 - iii. The Medmerry Realignment site to the west of the Site provides compensatory habitat for the Solent Maritime Special Area of Conservation (SAC), and is therefore afforded the same protection (although it has no statutory designation).
 - iv. Two Sites of Nature Conservation Importance (SNCI) designated by CDC, lie to the northwest and southwest of the Site. Both fall outside the estimated Zone of Visual Influence of the proposals.
 - v. There are no National Nature Reserves on the Manhood Peninsular.
- 2.3.2. There are also numerous habitats listed on the Priority Habitats Inventory, however none cover the Site.¹²

2 Chichester Harbour AONB lies some 6.2km to the northwest of the Site, and falls well outside of the Zone of Visual Influence of the proposed development.

3 See: https://mydistrict.chichester.gov.uk/?StartEasting=486038&StartNorthing=094558&StartZoom=1000tab=maps&MapSource=mapsources/Allmaps&Layers=tpo_polygons,tpo_points.

4 See: <https://magic.defra.gov.uk/>

5 Heritage assets include World Heritage Sites, Designated Sites of Archaeological Importance, Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, registered Battlefields and Registered Parks and Gardens.

6 The nearest (and only SAM on the manhood Peninsular) is found on the edge of Pagham Harbour east of Church Norton. See: <https://historicengland.org.uk/listing/the-list/list-entry/1026240>.

7 Selsey Conservation Area and Selsey Old Town Conservation Area both fall outside the Zone of Visual Influence to the south.

8 The assessment of effects on habitats and species is undertaken by specialist ecologists. Details of habitat designations are referred to here for contextual purposes only.

9 See: <https://magic.defra.gov.uk/>
















10 See: <https://magic.defra.gov.uk/>

11 See: <https://magic.defra.gov.uk/>

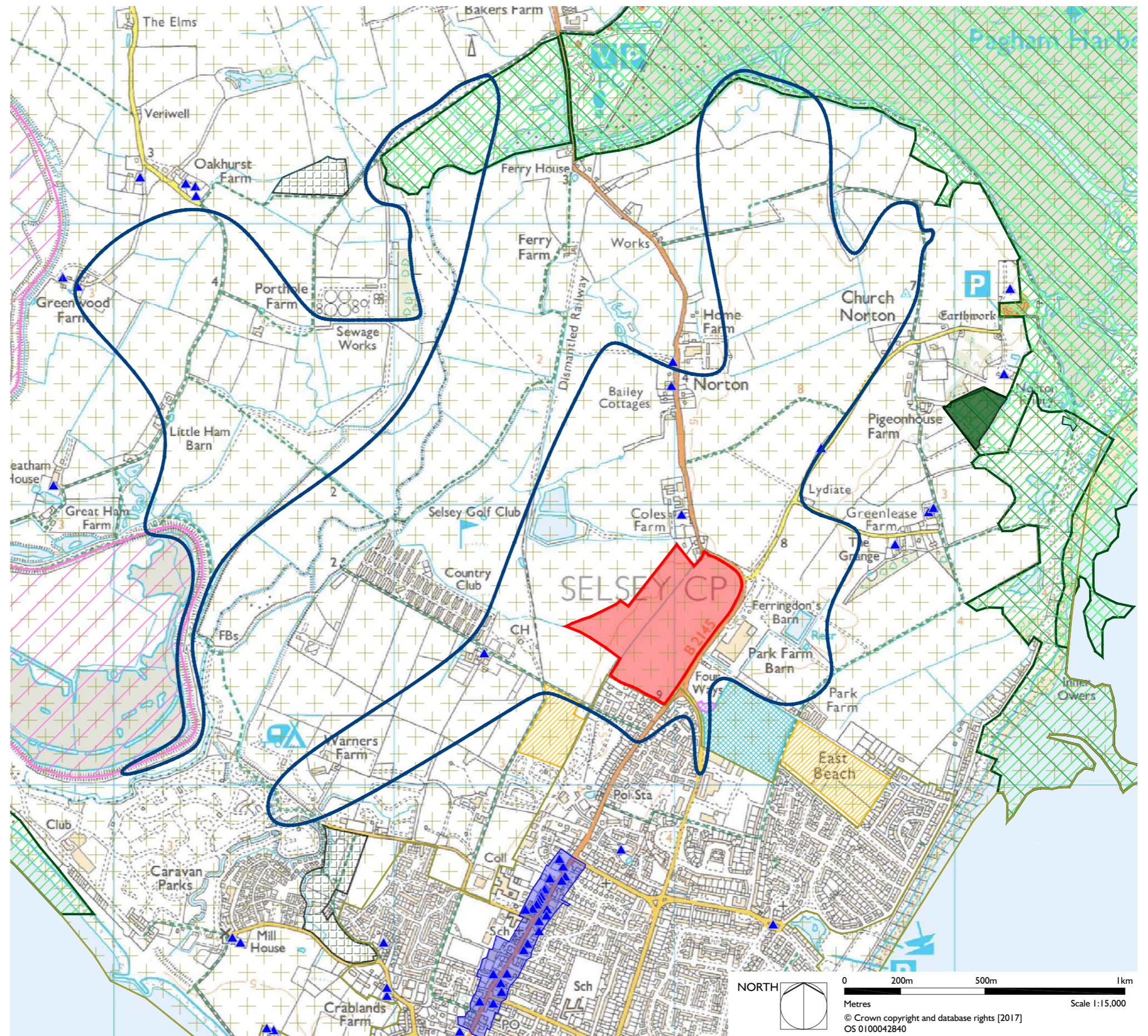
12 See: <https://magic.defra.gov.uk/>

FIG. 2 - DESIGNATIONS

KEY:

-  The Site
 -  Estimated Zone of Visual Influence
 -  Recently developed areas not on OS base
 -  Area currently under development for housing
 -  Area with Approval for 3 storey care home
-
- Heritage**
-  Scheduled Ancient Monument
 -  Conservation Area
 -  Listed building
- Planning**
-  Policy 45: Development in the Countryside
- Habitat**
-  RAMSAR sites and Special Protection Areas (SPA)
 -  Local Nature Reserves
 -  SSSI - Sites of Special Scientific Interest
 -  Medmerry Realignment site - afforded the same protection as the Solent Maritime SAC
 -  SNCI - Site of Nature Conservation Importance
 -  Ancient Woodland

Sources: Chichester District Council, MAGIC and Historic England



3 THE LANDSCAPE BASELINE

3.1. Introduction

- 3.1.1. The environmental baseline is a record of the state of key constituent elements of the Landscape within the Study Area.
- 3.1.2. The environmental baseline has been based on both desktop research and field survey work, and includes reference to the following published Landscape Character Assessments, from which key characteristics of the landscape relevant to the Study Area have been drawn out (refer to Figure 3):
- National Character Area Profile 126 - South Coast Plain (Natural England, 2014);
 - West Sussex Landscape Character Assessment (West Sussex County Council, 2003) - Land Management Guidelines for the Manhood Peninsular, Pagham Harbour and the South Coast Shoreline (Sheets SC1, SC2, and SC3/4); and
 - Chichester Local Plan Review 2035 Landscape Capacity Study (2019) - Sub-area 151: Norton Coastal Plain.

3.2. Site description

- 3.2.1. The Site covers an area of some 16.6 hectares located to the west / south of the B2145, immediately to the north of the settlement boundary of Selsey on the Manhood Peninsular.
- 3.2.2. The Site consists of two entire agricultural fields ('Wakelies' and 'Palmer's', currently used to grow herbs) separated by a hedgerow, and bound to the west by a deep drainage ditch; and part of another field to the west of the drainage ditch ('Long Coles', currently used to grow wheat). There are three access points into the fields: a farm track off the B2145 in the northernmost corner which connects 'Palmer's' and 'Long Coles'; and two gated access points along the eastern boundary of 'Wakelies', one onto the Wave Approach roundabout and the other directly onto the B2145 opposite the Asda supermarket. 'Wakelies' and 'Palmer's' are also connected along their western boundary by a gap in the dividing hedgerow.
- 3.2.3. There are no Public Rights of Way (PRoW) on or around the boundaries of the Site, and there are no buildings or other built features on the Site.
- 3.2.4. Around the boundaries of the Site:
- The built-up area of Selsey lies immediately to the south of the Site, with the garden boundaries of properties along Golf Links Lane and Upways Close forming the Site's southern boundary. Selsey is characterised by its high numbers of static caravans along its coast, with the majority of the area to the southwest of the Site falling under tourism use.
 - The eastern boundary of the Site is defined by a gappy hedgerow with occasional trees along the B2145. To the east of the B2145 lies a commercial development area, which includes the Asda supermarket, Costa Coffee building and the Natures Way Foods packhouses. The packhouses are fairly well screened by vegetation from the road, however the Asda carpark boundary is largely open (although the car park lies at a lower level to the B2145 and the Site). Beyond, further areas of housing and another commercial area are found to the southeast, and agricultural fields (several laid to crops) are found to the east / northeast. The field immediately behind the Asda supermarket is currently under development as a new housing site,¹³ with a three storey 70 bed care home also approved for the small area of land left between the housing site and the supermarket.¹⁴
 - The hedgerow surrounding the Site continues along the northern boundary which is defined by the B2145. Intermittent ribbon development is found along the road to the north, including properties at Norton

Corner immediately adjacent to the Site. The landscape to the north (as far as the Pagham Harbour Local Nature Reserve, some 1.5km to the north of the Site) is characterised by large agricultural fields currently under arable, herb and salad crop use.

- The western boundary of the Site divides 'Long Coles' field, and is defined in part by the ditch which cuts into the field, by the ditch along the southern boundary, and by the line of trees / hedgerow in the southwestern corner of 'Wakelies'. The remainder of the boundary cuts across open field. Immediately abutting the Site is the rest of 'Long Coles', and a pastoral field to the southwest. Beyond is the Selsey Golf Club and Country Club, and the Medmerry Nature Reserve / realignment site. A few agricultural reservoirs are found to the east of the Golf Club, and the space between the Golf Club and Medmerry Nature Reserve (and covering the wider landscape to the northwest) consists largely of agricultural fields, with some areas of solar panels found immediately to the west of the Golf Club and to the north of Ferry Pool (the western-most extent of Pagham Harbour). The Sidlesham Waste Water Treatment Works are also found in this area.

3.3. Existing Landscape condition

- 3.3.1. In terms of **physical influences** on landscape character, bedrock geology below the Site consists of sedimentary sand, silt and clay of both the Earnley Sand Formation and Marsh Farm Formation, overlaid by River Terrace Deposits (undifferentiated) of sand, silt and clay;¹⁵ and soils beneath the majority of the Site are slightly acid loamy and freely draining, and below the Biodiversity Improvement Area / sports pitches are loamy with naturally high groundwater.¹⁶
- 3.3.2. In terms of vegetation, the area is characterised by a decline in tree and hedgerow cover¹⁷. Only a few occasional woodland blocks exist (with only one area of Ancient Woodland found in the Study Area at Church Norton to the northeast of the Site), and hedgerows are limited (generally consisting of native broadleaved species), often gappy and wind-sculpted.
- 3.3.3. Topographically this is a flat landscape that sits barely above sea level, and as a consequence of the topography the area is subject to significant flood potential (although the proposed housing area lies outside of any flood zones).¹⁸ That said, there is a fall across the Site broadly from east to west which is perceivable from ground level. A high point (in fact one of the highest points in the local area around Selsey) of approximately 8.9m AOD is found around the centre of the eastern boundary of the Site, falling to around 5m AOD in the northwestern corner, and around 3.5m AOD in the western-most corner (on 'Long Coles').
- 3.3.4. Water bodies include the English Channel and both Pagham Harbour and the Medmerry Nature Reserve (both of which are tidal); and the landscape also includes numerous drainage channels (or 'rifes'), including the drainage ditches around the eastern, southern and western boundaries of 'Long Coles' that drain the Site and immediate surrounding area into the Medmerry Realignment Site / Nature Reserve and into the English Channel.
- 3.3.5. In terms of the **influences of human activity** this is evidently a settled landscape with a high level of human activity and associated infrastructure. Land use on Site and in the surrounding fields is mainly agricultural (and largely arable),¹⁹ with the built-up area of Selsey found immediately to the south of the Site; and an area of commercial development found immediately to the east. Other land uses in the wider area include the tourism related land uses along the coast (the holiday parks combined constitute one of the largest areas of static caravans along the south coast), the Selsey Golf Club / Country Club to the west, areas of solar panels to the northwest, and the mudflats / saltmarsh associated with the nature reserves at Pagham Harbour and

15 See: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

16 See: <http://www.landis.org.uk/soilscapes/>.

17 The West Sussex Landscape Land Management Guidelines, Sheet SC2: Manhood Peninsula.

18 Refer to the Flood Risk Assessment by Campbell Reith and <https://flood-map-for-planning.service.gov.uk/summary?eastings=486038&northings=94558>.

19 Although occasional pastoral use is found (becoming more prevalent further north), and market gardening also features on and around the Site.

13 'Land East of Manor Road' - Planning reference 19/00321/FUL - currently under construction (January 2022).

14 Planning reference 20/00085/FUL - approved 25th September 2020.

RSPB Medmerry to the north and west-southwest respectively.

- 3.3.6. Settlement pattern (and consequential lighting) is focused on Selsey which takes the form of a clustered, or nucleated settlement focused at the end of the peninsular (with tourism related static holiday parks to the west); and the character of buildings is mixed,²⁰ ranging from modern housing developments and static caravans, to traditional thatched cottages (away from the urban area).
- 3.3.7. Landscape pattern includes both rectilinear and irregular fields bounded by hedgerows (although hedgerow removal around larger agricultural fields is common), ditches and 'rifes', with occasional woodland / tree blocks (see above).
- 3.3.8. In terms of access the B2145 provides the only road access into the southern part of the Manhood Peninsula, and given that Selsey has higher than average car ownership, it is a busy B class road. Several narrow, winding lanes come off the B2145, which often lead to scattered farms and are dead-ended. Pedestrian access through the landscape is fairly good, being facilitated by both designated Footpaths and a permissive footpath / cycleway (part of National Cycle Network Route 88) which connects the holiday parks on the western edge of Selsey to the B2145 at Bakers Farm (north of the Site).
- 3.3.9. There are no National Trails or Long Distance Paths in this part of the Manhood Peninsular.
- 3.3.10. There are a number of community spaces in the Study Area, including 'Manor Green Park', allotment gardens, a few play areas, Selsey Country Club, and the Selsey Golf Club which is open to both members and non-members. However of these, only the eastern-most edge of the Selsey Golf Club and Country Club falls within the Zone of Visual Influence of the proposals.
- 3.3.11. Finally, no known cultural references exist to the area around the Site in nationally significant art and literature;²¹ and in terms of heritage assets, as set out in Section 2.2 above there are no Scheduled Ancient Monuments on or near the Site, no Registered Battlefields or Parks and Gardens nearby; and no Conservation Areas fall within the estimated Zone of Visual Influence. There are, however, a few Listed Buildings which fall within the estimated ZVI; and although no longer evident, the fields to the north of the housing Site formed part of RAF Selsey during the Second World War.
- 3.3.12. In terms of **aesthetic and perceptual factors** this is not a wild or remote landscape (although it is windswept).²² Even away from the urban area of Selsey and the caravan parks along the coast, the landscape is agricultural and has formed as a result of centuries of human intervention.
- 3.3.13. Landscape scale varies, with a mixture of small, medium and large sized fields to the west, north and east of the Site, and small scale (largely residential) built form within Selsey to the south.²³ Furthermore, away from the Site along the coast itself scale is dominated by views of the sea.
- 3.3.14. Complexity is varied, being higher immediately around Selsey where the caravan parks, commercial development and other elements associated with the built up area interact with the countryside to the north and the coastline to the south; and lower further to the north where the landscape is largely agricultural (although the various solar arrays to the northwest add to the complexity of this area).
- 3.3.15. Similarly enclosure / openness experienced in the landscape varies depending upon location. Views across the harbours and coast are wide and open, with wider views in all directions possible from the top of the sea defence around the Medmerry Nature Reserve. There are also some longer views afforded from a few

footpaths to the north of the Site where vegetation along the footpaths and intervening field boundaries is lacking, however, generally speaking views from the surrounding lanes and footpaths are more limited, being restricted by hedgerows and the flat nature of the landscape itself (which in combination lead to the truncation of longer views).

- 3.3.16. In terms of tranquillity whilst some parts of the landscape seem peaceful, both aural and visual tranquillity vary greatly between the holiday parks and urban areas around Selsey and the more rural areas away from built development found to the north of the Site, and also vary between seasons with large influxes of tourists. Around the Site aural tranquillity is fairly low, being affected by the volume of traffic on the B2145 and the Wave Approach roundabout, and by the adjacent built-up area (including the commercial development to the east). Visual tranquillity is similarly affected by the edge of Selsey, although increases in some locations to the north, northeast and west of the Site where the town is screened by intervening vegetation and agricultural land or Pagham Harbour predominates.
- 3.3.17. Overall, this is a flat, coastal, (and away from Selsey itself) rural landscape, where sense of place is moderate to strong, the area is characterised by the mud filled harbours and rifes, and by the holiday parks on the coast; however, both the housing Site and the proposed sports field sit at the urban / rural interface and are heavily influenced by the adjacent built up area.

²⁰ Having been developed in 'successive waves', largely after the construction of the sea wall in the 1950s (Selsey Neighbourhood Plan 2017, Annex B, page 1).

²¹ References found focus on the Selsey Shoreline. See: <https://www.whistlerpaintings.gla.ac.uk/catalogue/printdisplay/?mid=y200>





²² Refer to glossary for definitions.

²³ The Natures Way Foods packhouses and the 'Quarterdeck Club' on the Selsey sea front are of a notably larger scale compared to surrounding buildings.


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FIG. 3 - LANDSCAPE CHARACTER




KEY:

-  The Site
-  Recently developed areas not on OS base
-  Area currently under development for housing
-  Area with Approval for 3 storey care home

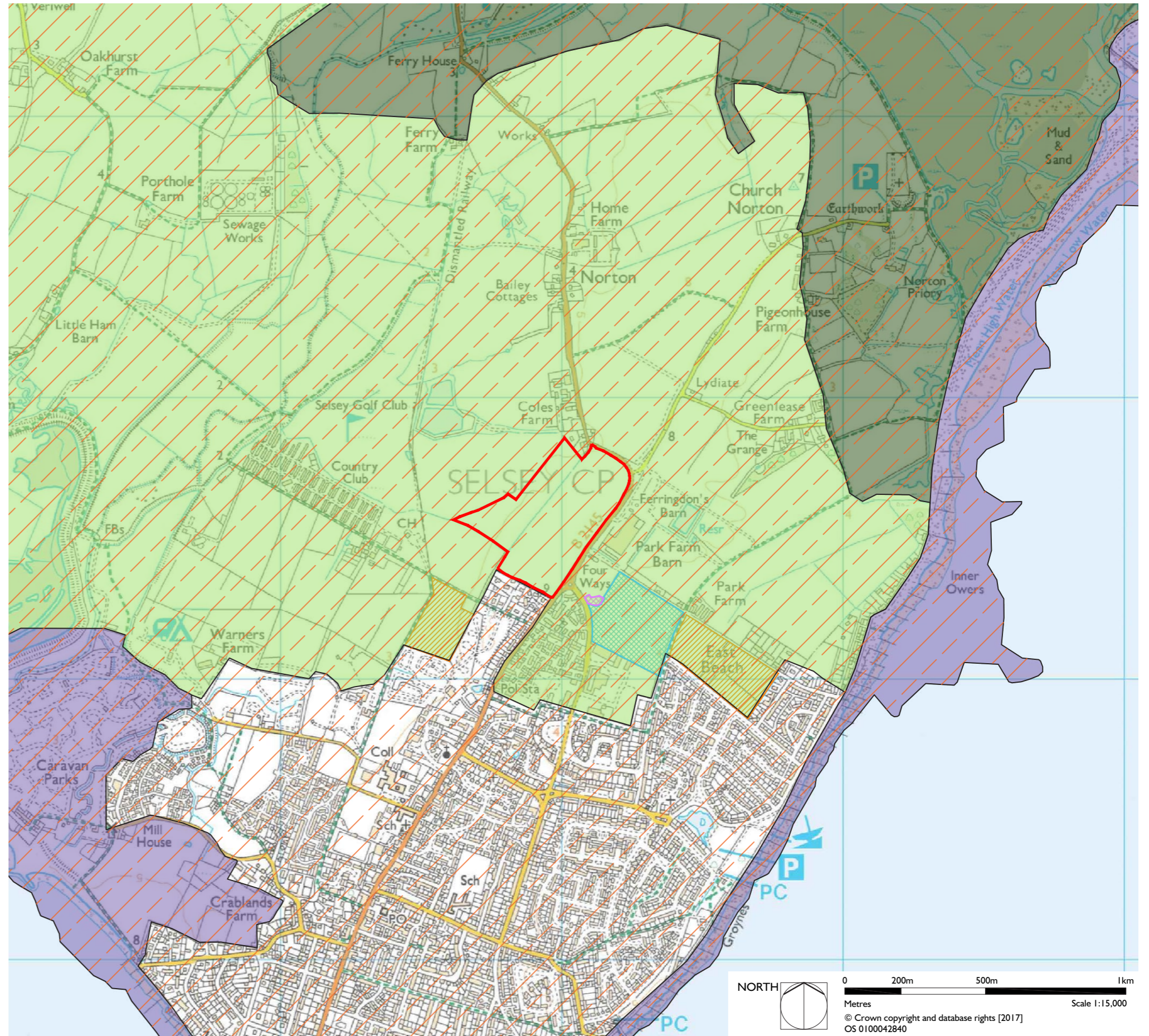
Landscape Character Areas

-  National Character Area Profile: 126. South Coast Plain

West Sussex County Landscape Character Assessment 2003

-  SC1 South Coast Shoreline
-  SC2 Manhood Peninsular
-  SC4 Pagham Harbour

Sources: West Sussex County Council



4 THE VISUAL BASELINE

4.1. Introduction

4.1.1. In visual terms views of the Site from publicly accessible locations are restricted to a relatively small area of the surrounding landscape (refer to the estimated Zone of Visual Influence (ZVI) shown on Figure 4), and whilst views exist from further afield these are generally seen in the context of surrounding development.

4.2. The estimated Zone of Visual Influence

4.2.1. In the case of this development, due to the nature of surrounding topography, built form and vegetation, the Zone of Visual Influence of the development proposals comprises two areas of the surrounding countryside located within approximately 2.5km of the centre of the Site. One of the areas covers the landscape immediately surrounding the Site, and is contained by surrounding built form and (largely hedgerow) vegetation as described below. A second area is found to the west, where once sufficient distance from the Site is gained, views of the Site would be seen over the top of areas of hedgerow vegetation which restrict views from the middle ground:

- i. To the east, the ZVI is largely restricted by the Natures Way Foods packhouses and the Asda / Costa Coffee development to the east of the B2145, however, there may be glimpsed views of the proposed housing past the packhouses from Footpath SEY 119 as it runs through 'Park Farm' (Viewpoint 2 below), and views from a short section of Park Lane (and from 'Four Ways' on the Park Lane / B2145 junction). To the southeast, there would be views from a short stretch of Manor Road before it bends out of view (Viewpoint 11), and views from the properties along the edge of the Road and the Wave Approach roundabout.
- ii. To the south, the ZVI stretches a short distance down the B2145 (Viewpoint 10) and along Golf Links Lane (also Footpath SEY 76), where there would be glimpses of the proposals beyond the properties along the eastern part of the Lane and Upways Close, and more open views towards the Site further west along the Lane (Viewpoint 9).
- iii. To the west and southwest, the ZVI covers the agricultural fields which bound the Site, and is contained by the dense vegetation which surrounds the Selsey Golf Club and Selsey Country Club and the buildings within. However, there may be views of the proposals from the upper floor of the Listed 'Northcommon Farm Cottages', and an area of visibility extends to the edges of 'Warners Farm' holiday park to the southwest. The majority of views in this area are contained by the flat (slightly falling) topography and intervening vegetation.
- iv. The above said, views of the proposed housing on the Site would appear again some 1.3km to the west, where due to the flat topography, the screening effects of the vegetation surrounding the Golf and Country Club fall away with distance. There would be views from Footpaths SID 76, 70 (Viewpoint 14) and 75, from the top of the Medmerry sea defence (Viewpoint 8), and from the upper floors of 'Little Ham Cottages' off SID 70. There may also be distant glimpsed views from the upper floors of the Listed 'Greenwood Farmhouse', approximately 2.5km from the centre of the Site. Further distant views in this area exist from Footpath SID 69 some 2km to the northwest of the Site (which runs along the northern edge of Ferry Field within the Pagham Harbour Local Nature Reserve) (Viewpoint 13); and there would be views from the permissive Footpath / Cycleway between Pagham Harbour and Medmerry (National Cycle Network Route 88), however the various solar panels, reservoirs, and intervening vegetation screen the majority of views in this area.
- v. To the north / northwest, there are immediate views of the Site from the fields to the north and west of the B2145, including Footpath SEY 118 which crosses the field to the north of the road (Viewpoint 5). Oblique views may be possible from 'Seal Cottage' and the Listed 'Post Cottage' on Rectory Lane, and from 'Leeton' on the edge of Church Norton, which overlook the fields to the north of the Site. There would also be views from the properties around 'Coles Farm', including the Listed 'Coles Farmhouse'; and

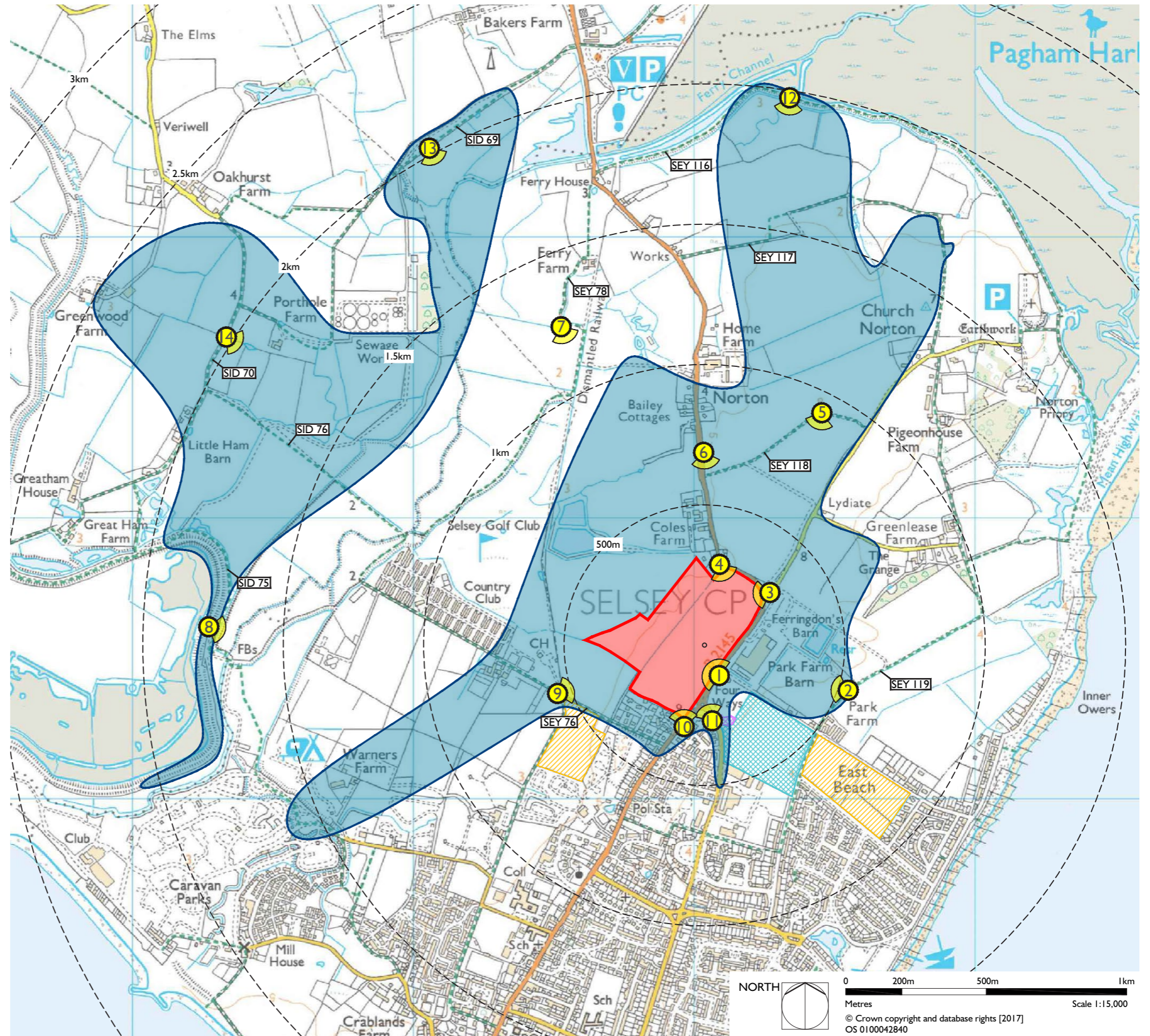
more distant views from properties on the southern edge of Norton, including the Listed 'Michaelmas Cottage and Meadow Cottage'. A lack of vegetation around the agricultural fields to the north allows views up to Footpath SEY 117 (some 1.14km from the northern edge of the housing Site), and also Footpath SEY 116 which runs along the top of the bank to the south of Pagham Harbour. Views from Pagham Harbour itself, and from the landscape beyond Pagham Harbour are limited by a combination of the harbour embankment, distance and / or intervening vegetation.

- vi. Views to the northeast are contained by roadside vegetation along Rectory Lane and Grange Lane, and the dense vegetation surrounding 'The Grange'.
- vii. The majority of the ZVI consists of fields where there is no public access.

FIG. 4 - ESTIMATED ZONE OF VISUAL INFLUENCE AND VIEWPOINT LOCATIONS

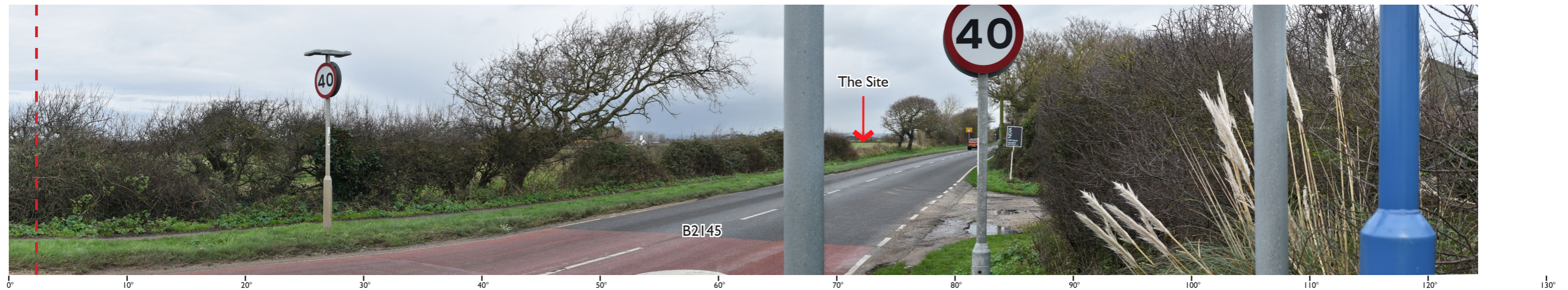
KEY:

- The Site
- Estimated Zone of Visual Influence
- 1 Public viewpoint locations
- Recently developed areas not on OS base
- Area currently under development for housing
- Area with Approval for 3 storey care home
- WHI/2/1 Public Right of Way reference number



VIEWPOINT I - Annotated viewpoint photograph - 6th January 2022, 11:26

To be viewed **digitally at 125% enlargement** - see notes below.



VIEWPOINT COMMENTARY

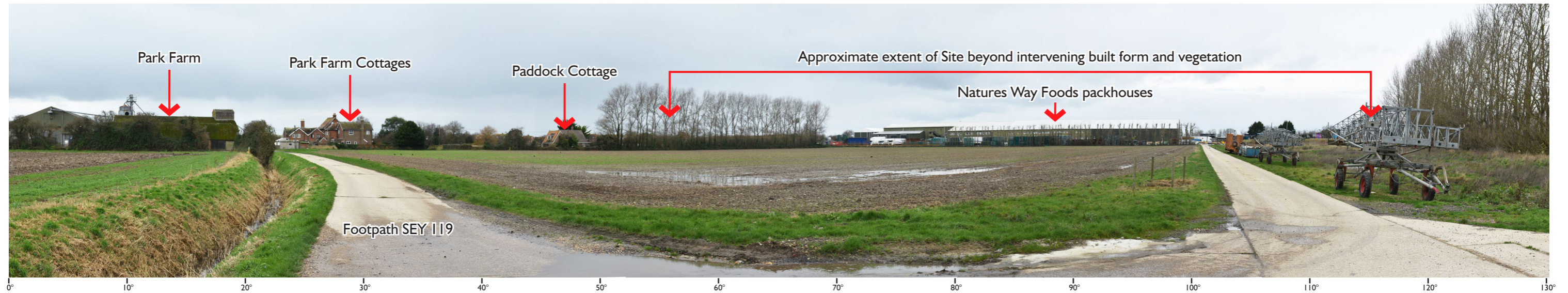
Panoramic view looking southwest through to northeast along the B2145 from adjacent to the bus stop outside Asda. A glimpse of the Asda car park and the Costa Coffee building can be seen to the left of the view, with the Wave Approach roundabout and properties on the northern edge of Selsey seen behind. The Site lies on the opposite side of the B2145, its eastern boundary partly vegetated with trees / a gappy hedgerow. A field access gate is seen opposite the viewpoint, and through this opening, properties on the northern edge of Golf Links Lane / Upways Close are prominent. Looking right, Nos. 1 and 2 'Norton Corner Cottages' are seen over the boundary hedgerow, with distant views to high ground within the South Downs National Park just discernible on the horizon. The end of Park Lane is seen just to the right of the viewpoint, and a glimpse of the Natures Way Foods packhouses can be seen through the vegetation to the far right of the view.

NOTES: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% enlargement (refer to Technical Methodology in Appendix A). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix A). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT COMMENTARY

Panoramic view looking west from Footpath SEY 119 as it passes through Park Farm. The Natures Way Foods packhouses are seen in the centre of the view (with all of their associated paraphernalia), beyond a foreground agricultural field. A line of trees along Park Lane to the south of the packhouses partially screens the neighbouring Asda building, and to the left of the trees, properties along Park Lane are seen ('Paddock Cottage' and 'Park Farm Cottages') with glimpses of housing along the northern edge of Selsey beyond. To the right of the view, paraphernalia associated with the farming operations is seen alongside the track, partly screening a reservoir and line of trees which lie behind. The Site is located behind the Natures Way Foods packhouses and the associated paraphernalia, the Asda, and intervening vegetation.

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VIEWPOINT COMMENTARY

Panoramic view looking southwest from the Rectory Lane / B2145 junction. The B2145 bends 90 degrees from left to right in the view, around the edge of the Site. The Site is seen through the hedgerow ahead of the view. To the left of the view the edge of the Natures Way Foods packhouses are seen through the vegetation. To the right of the view, Nos. 1 and 2 'Norton Corner Cottages' are seen across the bend in the road, with the rooftop of the Grade II Listed 'Coles Farmhouse' glimpsed beyond. Nos. 3 and 4 'Norton Corner Cottages' (which lie to the south of Coles Farmhouse) are largely screened by their boundary vegetation.

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VIEWPOINT COMMENTARY

Panoramic view looking southeast across the Site, from the B2145 next to the gate of No.3 'Norton Corner Cottages'. The Site is seen behind the field access in the foreground, with the Natures Way Foods packhouses seen clearly beyond. A gappy hedgerow forms the boundary of the Site along the B2145. The boundary fence of No.3 'Norton Corner Cottages' is seen to the right of the view, with Nos. 1 and 2 just outside of the frame of view to the left.

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To be viewed **digitally at 125% enlargement** - see notes below.



VIEWPOINT COMMENTARY

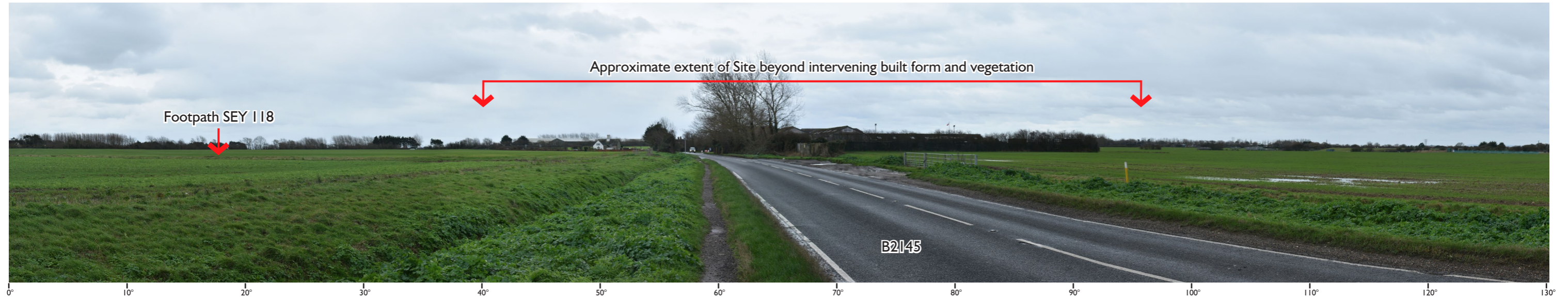
Panoramic view looking south-southwest from Footpath SEY 118. The view is very open across the foreground field, with the Site seen in the middle distance and housing along the northern edge of Selsey seen beyond. The Natures Way Foods packhouses are visible just to the left of the Site, and further left, properties along Rectory Lane are seen (including the Grade II Listed 'Post Cottage'). To the right of the view, a few properties along the B2145 are seen, including Nos. 1-4 'Norton Corner' and the Grade II Listed 'Coles Farmhouse', as well as buildings within the 'Trident Business Park' and the 'Old Piggery Farm Shop' in Norton.

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To be viewed **digitally at 125% enlargement** - see notes below.



VIEWPOINT COMMENTARY

Panoramic view looking south from the B2145, approximately 80m north of where Footpath SEY 118 meets the road. This section of the road and the adjacent field are very open, with views spanning both to the left and right. To the left, vegetation along Rectory Lane is seen, with a glimpse of 'Lydiate' off Grange Lane just discernible. In the centre of the view, the Natures Way Foods packhouses are seen, with Nos. 1 and 2 'Norton Corner Cottages' just in front. Slightly to the right, the rooftop / chimneys of Nos. 3 and 4 'Norton Corner Cottages' are glimpsed over some intervening vegetation, and the buildings at 'Trident Business Park' are also seen amongst their boundary vegetation. To the far right the view opens up again, and various farm paraphernalia and a reservoir are seen in the fields. The Site is located in front of the Natures Way Foods packhouses, and behind Nos. 1-4 'Norton Corner Cottages'.

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