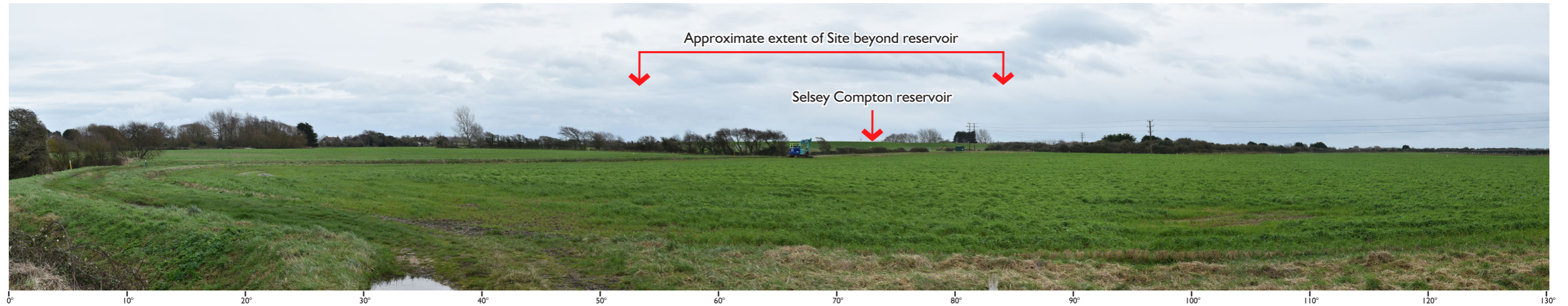


To be viewed **digitally at 125% enlargement** - see notes below.



VIEWPOINT COMMENTARY

Panoramic view looking southeast from Footpath SEY 78. The view is across agricultural fields with fairly well vegetated boundaries, with utility poles and cables and solar panels seen to the right. In the centre of the view, the well vegetated edges of the Selsey Golf Club are seen, next to the raised landform of an agricultural reservoir. To the left of the view, a few properties along the B2145 are seen in amongst vegetation. The Site is completely screened by the reservoir in the centre 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.

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



VIEWPOINT COMMENTARY

Panoramic view looking east from the permissive footpath along the top of the sea defense around the Medmerry Realignment site (which runs parallel to Footpath SID 75). To the left of the view a field of solar panels is seen, with high ground within the South Downs National Park just visible on the horizon. The centre of the view is well vegetated, screening most of the development within the area. However, the blue facade of 'The Homestead' (off Golf Links Lane) is seen over the vegetation, and the white rooftops of the Natures Way Foods packhouses are also seen in the background, with a glimpse of the rooftops of the 2.5 storey properties on the Wave Approach roundabout (Nos. 28-33 Hunnisett Close) seen in-between. To the right of the view, the edges of the holiday parks on the Selsey coastline are visible. The Site lies in front of the Natures Way Foods packhouses, and from this elevated position a glimpse of the ground plane is seen.

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

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



VIEWPOINT COMMENTARY

Panoramic view looking northeast from Footpath SEY 76 / Golf Links Lane, which is also the access road to the Selsey Country Club / Selsey Golf Club. A pastoral field is seen in the foreground, with a car parked in a lay-by outside the Selsey Golf Club. The dense hedgerow which surrounds the club begins to the left of the view. Looking along the Lane to the right of the view, a few houses accessed off the Golf Links Lane cul-de-sac are seen behind their boundary vegetation. The Site is located to the north of these houses, and its part-treed western boundary is seen across the foreground field, with glimpses of the Natures Way Foods packhouses seen beyond. The remaining western boundary around 'Long Coles' is completely open with only occasional sections of scrub / hedgerow planting, and the ground plane on Site can be seen. To the left / north of the Site, there are glimpses of outbuildings at Nos. 3 and 4 'Norton Corner Cottages' (the properties themselves are completely screened by their boundary vegetation), the rooftop / chimneys of the Grade II Listed 'Coles Farmhouse' stand out clearly, and buildings within the 'Trident Business Park' are also just seen. The white facades of 'Comptons' in Norton are seen slightly further north along the B2145.

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



VIEWPOINT COMMENTARY

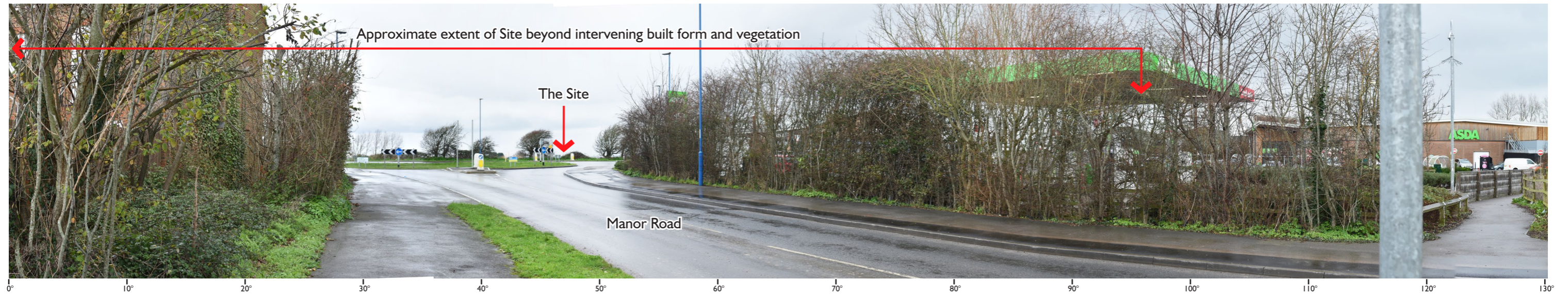
Panoramic view looking north-northwest from the B2145, outside 'Kingslow', to the south of the Site. 'Norend Cottage' is seen to the left of the view, adjoining the Site's eastern boundary hedgerow which heads north along the edge of the B2145. The Wave Approach roundabout is seen some 80m along the road, with a glimpse of the Costa Coffee building and the Asda carpark seen behind foreground housing to the right of the view. High ground within the South Downs National Park is just discernible on the horizon beyond the Site.

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

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



VIEWPOINT COMMENTARY

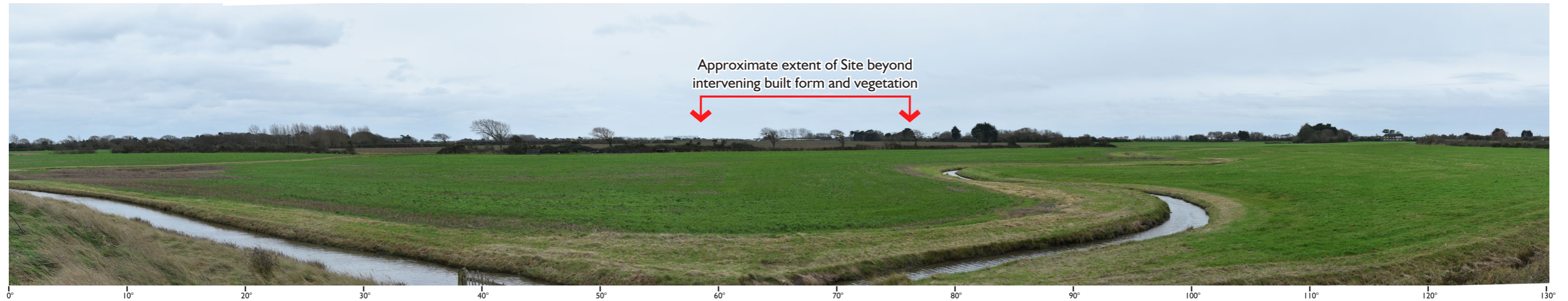
Panoramic view looking northwest from Manor Road across the Wave Approach roundabout towards the Site. The Asda store and petrol filling station and the Costa Coffee building can be seen through the vegetation to the right of the view, with a glimpse of the Natures Way Foods packhouses seen in the background. To the left of the view, the 2.5 storey properties at the northern end of Hunnisett Close (Nos. 28-33) are seen through vegetation. Ahead of the view, the Wave Approach roundabout is seen, with the Site beyond. The majority of the Site is screened by the foreground housing on Hunnisett Close and by the Asda / Costa Coffee / Natures Way Foods commercial development.

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



VIEWPOINT COMMENTARY

Panoramic view looking south from Footpath SEY 116, on the southern edge of Pagham Harbour. A stream winds away from the harbour through the foreground fields, which are surrounded by some gappy hedgerows and windblown trees. A few more dense areas of vegetation exist, however there are fairly open views some 2.25km south across the landscape to the northern edge of Selsey. In the distance in the centre of the view, the rooftops of the Natures Way Foods packhouses are just discernible, as are the multiple chimneyed rooftops of the 2.5 storey properties on the Wave Approach roundabout, with the Costa Coffee building and Nos. 1 and 2 'Norton Corner Cottages' glimpsed just in front. Slightly to the right, the static caravans and a barn at 'Home Farm' are seen (north of Selsey along the B2145), and further right again are the barns at 'Ferry Yard' and a few houses along the B2145. The Site lies in the distance, in front of the properties on the northern edge of Selsey, and behind Nos. 1 and 2 'Norton Corner Cottages'.

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



VIEWPOINT COMMENTARY

Panoramic view looking southeast through a gap in the hedgerow along Footpath SID 69. Ferry Field in the foreground forms part of the Pagham Harbour Local Nature Reserve, and is bound to the south by the Broad Rife. Across the Broad Rife are fields used for agriculture and solar panels, which are bound by gappy hedgerows and windblown trees. Through gaps in the vegetation a few surrounding buildings can be seen, including properties along the B2145 and at the dilapidated 'Ferry Farm'. In the centre of the view, the commercial development area to the east of the Site is just discernible, including the Natures Way Foods packhouses, the Asda, and the 'Four Ways' property in-between. The ground plane on the Site is seen just beyond an intervening reservoir.

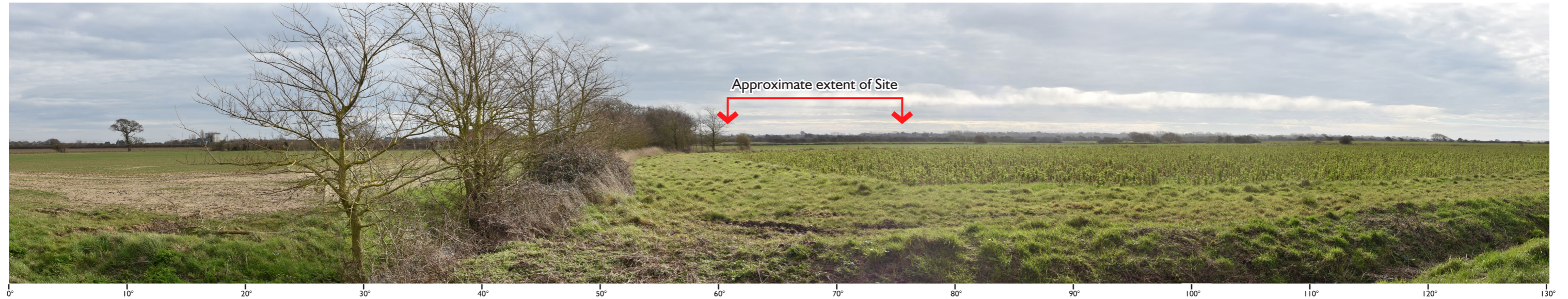
Permission has recently been granted for an area of solar panels which would be seen in the middle ground beyond the foreground field. The panels would be surrounded by a hedgerow, and would partly screen the Site.

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

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



VIEWPOINT COMMENTARY

Panoramic view looking southeast from Footpath SID 70, across agricultural fields towards Selsey. To the left of the view, the foreground tree line / hedgerow largely screens the adjacent 'Porthole Farm', and the tall tanks within the Sidlesham Wastewater Treatment Works are seen above the surrounding vegetation. The main built-up area of Selsey lies amongst the vegetation to the right of the view, with the spire of St Peter's Church and a few rooftops just visible (including the multiple chimneyed 2.5 storey properties on the Wave Approach roundabout). The light coloured rooftops of the Natures Way Foods packhouses to the north of Selsey / east of the Site are just discernible, located on higher ground than at the viewpoint. The Site is located in front of the Natures Way Foods packhouses, and a small glimpse of the ground plane can be seen through the intervening vegetation.

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

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5 THE PROPOSED DEVELOPMENT

5.1. Introduction

5.1.1. A suggested approach to the development of the Site is laid out on Boyle & Summers' Land Use Strategy plan (drawing no. 21099_I501_PL), an extract of which is shown on Figure 5 overleaf.

5.2. The Proposals


















5.2.1. The drawing on Figure 5 shows a proposed residential development comprising of areas of largely two storey housing, with some potential for 2. 5 storey housing dotted through the centre of the development and on the edge of the Site overlooking the Wave Approach Roundabout to balance the existing buildings on Hunnisett Close.

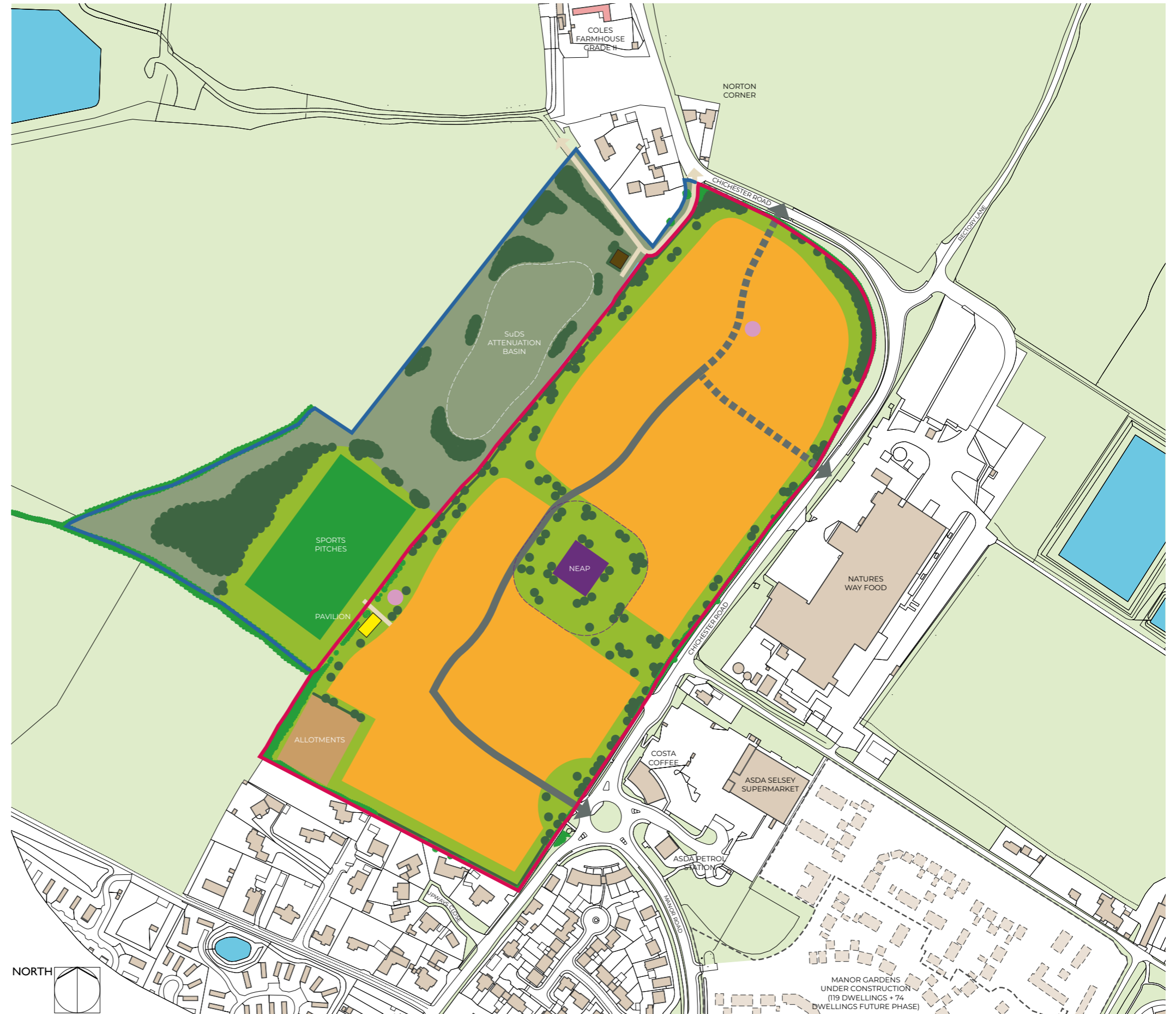
5.2.2. Key elements of the Site layout are as follows:

- i. The creation of a new main access road through the centre of the Site with a new access point onto the Wave Approach roundabout to the southeast, and two potential secondary access points onto the B2145; one approximately half way along the northern boundary of the housing Site and another along the eastern boundary, opposite Natures Way Foods packhouses. The main access road (and all sub-roads) would be lined with trees wherever possible.
- ii. The provision of an area of allotment gardens for the residents in the southwestern corner of the Site.
- iii. The provision of an area of public open space running east-west through the centre of the Site, which would include a Neighbourhood Equipped Area for Play (NEAP). The NEAP would feature play equipment and a hard-surfaced play area, and would have the required 30 metre buffer to adjacent housing.
- iv. The provision of an area of public open space along the western boundary of the housing area, bound to the west by a new fragmented hedgerow with tree planting which reflects the existing boundary vegetation in the southwestern corner, and screens the development whilst letting occasional views out across the adjacent landscape. Properties would front onto and overlook the open space.
- v. The creation of a publicly accessible multifunctional green infrastructure area within 'Long Coles' to the west of the housing area, which would feature a SuDS attenuation basin to the north, and sports pitches to the south. The basin would be planted with wetland meadow grass and scrub planting and be surrounded by further scrub and tree planting to create a rich biodiverse area. Public access would be facilitated by pedestrian bridges over the central drainage ditch to the adjacent public open space. A more formally managed area for sports pitches would lie to the south of the multifunctional green infrastructure area, and would be accompanied by a pavilion (and associated parking) within the housing area to the east (access to the pitches would be via a pedestrian bridge). A woodland copse would be planted to the west of the pitches, and would assist with screening the proposals. Access would be retained for the maintenance of the all of the boundary ditches.
- vi. As well as the NEAP two Local Areas for Play (LAPs) would be provided, one within the western public open space and one within a small greenspace near the northeastern boundary of the Site.
- vii. The creation of a green entrance space off the Wave Approach roundabout, which would reflect the setback of the properties at Hunnisett Close.
- viii. The creation of green edges along the northern, eastern and southern boundaries where development would be set back from the boundary by verges planted with trees, and properties would face outwards towards the B2145.
- ix. The creation of woodland buffers in both the northwestern and northeastern corners of the Site, which would help to screen views in from the B2145 to the north, and from Rectory Lane.

- x. The provision of a reinforced hedgerow along the Site's southern boundary which is shared with the properties along Golf Links Lane and Upways Close, to assist with screening from these properties.
- xi. The provision of a pumping station between the attenuation basin and the existing farm track to the north, which would be adopted as part of the proposals.
- xii. There would be no significant level changes across the Site.

FIG. 5 - LAND USE STRATEGY PLAN (NTS)
(Boyle & Summers, dwg no. 21099_1501_PL)

-  The Site - 11.4ha
-  Adjacent Land Owned by the Applicant - 5.4ha
-  Proposed Tree Lined Primary Road
-  Potential Secondary Access Points
-  Proposed Access to Pumping Station, Sports Pitches & Rife Maintenance
-  Green Areas (inc. Existing Features, Play Space, Amenity Space, Natural/Semi-Natural Green Space & Pavilion)
-  Proposed Sports Pitches
-  Indicative New Sports Pavilion
-  Existing Woodland/Trees
-  Proposed Buffer/ Tree Planting
-  Proposed Hedgerow Planting
-  Residential
-  Allotments (exc. Parking Area)
-  Play Space - NEAP (30m Buffer)
-  Play Space - LAP
-  SuDS Attenuation Basin
-  Pumping Station
-  Multi-functional Green Space (inc. Biodiversity Improvements, Access & Pumping Station)



6 LIKELY LANDSCAPE EFFECTS

6.1. Introduction

6.1.1. This section of the report considers the Landscape effects that are likely to arise as a result of the proposed development, on the assumption that the Site is developed broadly in accordance with the proposals indicated above (and shown on Figure 5).

6.1.2. The likely effect of development on the landscape resource is analysed below in terms of the effects on individual landscape receptors (considered in terms of Physical Influences, Influences of Human Activity, and Aesthetic and Perceptual Factors) and how these combine to have an effect on Overall Landscape Character:

6.2. Physical Influences

6.2.1. Considering the proposals laid out above, topography and underlying geology are unlikely to be affected by development of this nature as the residential development proposed would be able to follow the existing topography without the need for significant cut / fill operations; soils would be retained on Site for re-use;²⁴ and in terms of drainage features / water bodies, the drainage ditches around the boundaries of 'Long Coles' (the western part of the Site) would be retained in entirety, and the SuDS basin would only be perceived from on the Site itself.

6.2.2. In terms of vegetation, the majority of the existing on Site vegetation would be retained (including all of the existing mature trees), and there would be a positive effect on the vegetation resource as a result of the areas of new planting that would be undertaken. The only vegetation lost would be the relatively young hedgerow through the middle of the Site; and a only short section of hedgerow along the northeastern boundary or a few young trees along the eastern boundary would be removed for the potential secondary Site access (if required). In fact significant additional planting would feature within the scheme including hedgerows, scrub, woodland planting and large numbers of trees; and the mature trees within the southwestern corner of the Site would give a degree of maturity to the development.

6.3. Influences of Human Activity

6.3.1. In terms of influences of human activity, as set out above there are no designated or undesignated heritage assets on the Site itself, and no Registered Parks and Gardens, Scheduled Ancient Monuments, or Conservation Areas fall within the Zone of Visual Influence of the proposals; however, five Listed Buildings were found to have views of the proposals (refer to Section 7.3 below). The majority of these would be limited to upper floor, middle distant or distant views, and would be mitigated by the proposed planting on Site in the medium to longer term. There would be no effects on the buildings themselves, and only minimal effects on the setting of the buildings closest to the Site.

6.3.2. Land use / land management would inevitably change on Site, however, this is an inevitable consequence of development and given the immediately adjacent settlement and commercial area, not one that would have significant effects on wider Landscape Character.

6.3.3. In terms of access / movement, there are no Public Rights of Way on or immediately surrounding the Site (and therefore no effects on existing Public Rights of Way); and although additional public access would be created within the Site itself, this would have limited beneficial effects on the wider access within the area.

6.3.4. Settlement character would be unaffected (Selsey would remain a suburban town with its significant tourism related elements); and although the settlement would extend further to the north, settlement pattern would only be affected to a small degree. Selsey would remain a clustered settlement, and although there would be an increase in residential development to the north of Selsey, this would be seen against the existing commercial and residential development and lies immediately to the north of the existing settlement boundary.

6.3.5. In terms of the character of buildings and built form, as the character of buildings depends on architectural detailing associated with a proposal, there is no reason to suppose that the development on the Site would not be designed to be compatible with built form found within Selsey; and lighting within the landscape would also only be affected to a relatively small degree as it would be seen in the context of the existing lighting within Selsey, (and would be designed to minimise light pollution through the use of cowls and deflectors, and to be sympathetic to the adjacent countryside).

6.3.6. In terms of landscape pattern (with reference to boundary features), the existing boundary hedgerows and ditches would be retained around the housing area; and the proposed woodland area and trees along the western edge of the Site would reflect the occasional woodland / tree blocks found throughout this landscape. Whilst the removal of the internal hedgerow in the housing area would result in the loss of an existing boundary feature, this is a relatively young hedgerow with limited impact on the surrounding landscape, and its loss would barely be perceived outside the Site. Furthermore, although 'Long Coles' would be reduced in size, the remaining field would not be out of character with the wider landscape pattern (which includes small to medium sized fields with irregular boundaries).

6.3.7. Finally, no cultural references in famous art and literature are known to exist for the Site; there would be no direct effects on existing community spaces,²⁵ and there would be positive effects on the availability of local community spaces in terms of the proposed sports pitches, pavilion and allotments.

6.4. Aesthetic and Perceptual Factors

6.4.1. Aesthetic and perceptual factors include aspects of the landscape such as its Scale, Complexity, Degree of Enclosure / Openness, Tranquility, Wildness, Remoteness and Sense of Place.

6.4.2. In terms of landscape scale, if developed broadly in the manner suggested in Section 5 above, the development would have limited visual impacts (see Section 7 below) and the scale of built form (2 and the occasional 2.5 storey houses) would be fully in keeping with the scale of the buildings found within the surrounding landscape; and in terms of complexity the existing landscape adjacent to the Site is already characterised by 1 - 2 storey housing (with occasional 2.5 storey such as at Hunnisett Close immediately opposite the Site, and three storey at the care home off Manor Road once built) and larger commercial buildings. Adding further housing would have no effect on landscape complexity on this edge of town location.

6.4.3. In terms of openness / enclosure, whilst the existing sense of openness would change on the Site itself and along the B2145 immediately adjacent to the Site, all of the vegetation around the Site boundaries would remain (with the exception of a small loss of vegetation at either potential secondary access point (if required) and the young hedgerow through the centre of the housing Site), and the development would only have localised effects on the openness / enclosure experienced within the wider landscape (refer to visual assessment in Section 7 below).

6.4.4. Similarly, in terms of tranquillity, whilst there would be a localised effect on the Site itself, the effects on the surrounding area would be negligible given the context (where tranquillity is affected by the B2145, adjacent commercial areas including the Natures Way Foods packhouses and associated paraphernalia, and built-up area of Selsey, as well as the holiday parks and seasonal influxes of tourists). If developed in the manner suggested above, the proposals would have limited effects in terms of wider visual intrusion given its proximity to the built-up area of Selsey (see Section 7); and noise generated within the development would have no effect on the increasing levels of tranquillity experienced to the north (towards Pagham Harbour).

6.4.5. Finally, the Site is not wild or remote; and the sense of place created by the developed seaside location with its mud filled harbours and rifes and adjacent residential areas and holiday parks would be unaffected.

²⁴ Meaning there would therefore be no change (as a result of soils) to characteristics of the landscape such as drainage or vegetation.

²⁵ Only the edge of the Selsey Golf Club and Country Club (where users are primarily focused on their leisure activity and intervisibility is limited by the surrounding vegetation) falls within the ZVI of the proposals.

6.5. Effects on Overall Landscape Character

- 6.5.1. In light of the above, and assuming that the development is brought forward broadly as set out in Section 5, it is judged that the effect of a development of this nature on Overall Landscape Character would be localised, limited and acceptable.
- 6.5.2. Effects on wider landscape character would be small, the character of the Site would reflect that of the adjacent built-up area, and the proposed sports pitches would provide beneficial effects in terms of local community spaces.

7 LIKELY VISUAL EFFECTS

7.1. Introduction

- 7.1.1. This section considers the Visual effects that are likely to arise as a result of the proposed development, on the assumption that the Site is developed broadly in accordance with the proposals indicated above (and shown on Figure 5).
- 7.1.2. Planning is primarily concerned with effects on the public domain. However, views will also be possible from viewpoints within the private domain including potential views from the properties which fall within the Zone of Visual Influence, detailed in Section 4.2 above.²⁶ These have been grouped within the below text to minimise the extent of this work.
- 7.1.3. Effects on receptors are judged to be as follows:

7.2. Views of the Site from the public domain

- 7.2.1. Locally to the Site (within approximately 1 km), there are views from the B2145 as it runs along the eastern and northern boundaries, seen through the existing gappy hedgerow and occasional trees along the Site's boundary (Viewpoints 1 and 10). Effects on receptors using the road would be significant in the short term, before the proposed mitigation planting along the eastern / northern boundaries and within the Site establishes. To the southeast of the Site there would also be views from a short section of Manor Road (before it bends to the south (Viewpoint 11)), however the proposed housing would be largely screened by the Asda and Costa Coffee building to the north of the road and the properties along Hunnisett Close to the south of the Road, and in the context of these existing developments effects on receptors would not be significant.
- 7.2.2. Receptors using the Asda supermarket, petrol station, and Costa Coffee would also have close range views of the proposals, however as they are within a commercial area and would be focussed on their activity, effects would not be significant.
- 7.2.3. To the east there would be views from a section of Park Lane (the gravel track just to the north of the Asda store), however views are quickly truncated by vegetation along the Lane and by the commercial buildings on either side. Once built, the new housing development currently under construction in the field to the south of Park Lane²⁷ will dominate views from the Lane and will screen the majority of middle distance views from this area. Other than at its western-most end, effects from Park Lane would not be significant.
- 7.2.4. From this direction there would also be views from Footpath SEY 119 which runs through 'Park Farm' to the east of the Site (Viewpoint 2), however, from this footpath the Site is largely screened by the Natures Way Foods packhouses and the adjacent Asda, and views of the proposed residential scheme would be limited to glimpses.
- 7.2.5. To the north of the Site, there would be glimpsed views of the Site from a few metres of Grange Lane (to the northeast), and glimpsed oblique views from the majority of Rectory Lane through the roadside vegetation (although neither of these would be significant); however, there would be views from the B2145 along the northern edge of the Site, at the northeastern corner of the Site there would be significant effects on receptors at the junction between Rectory Lane and the B2145 (Viewpoint 3), and at the northwestern corner of the Site there would be significant effects on receptors heading south along the B2145 (Viewpoint 4). From these locations in the short term the housing proposals would be clearly seen across / along the road. In the medium to longer term, however, once the proposed woodland and tree planting along the northern Site boundary and in the northeastern and northwestern corners of the Site establishes, effects on receptors would fall to less than significant levels.

²⁶ The visibility of the Site from private viewpoints has been estimated both by looking towards the Site from public areas, and by standing on Site and looking outwards. No attempt has been made to access private property for more detailed assessment.

²⁷ Planning reference 19/00321/FUL.

- 7.2.6. Seen from further north along the B2145 (Viewpoint 6), although development on the Site would bring the built-up character of Selsey closer to the viewpoint, the proposals would be seen in the context of existing development, would screen the existing views of the Natures Way Foods packhouses, and the views would also be fragmented by the existing properties and intervening vegetation around Norton Corner. Furthermore, in the medium to long term the proposed woodland and tree planting in the northeastern and northwestern corners of the Site would help to screen the development. Whilst some short term effects would exist, effects on receptors approaching Selsey along the B2145 would not be significant.
- 7.2.7. Similar effects would exist for receptors using Footpath SEY 118 (crossing the fields between the B2145 and Rectory Lane (Viewpoint 5)). Seen from this Footpath development on the Site would bring the built-up character of Selsey closer to the viewpoint, but the proposed housing would be seen in place of the existing views of Selsey and screen / partially screen the Natures Way Foods packhouses (depending on the location along the Footpath), and the views would also be fragmented by the existing properties and intervening vegetation around Norton Corner. Furthermore, in the medium to long term the proposed woodland and tree planting in the northeastern and northwestern corners of the Site would help to screen the proposed development. Whilst some short term effects would exist, in the medium to long term, once the proposed mitigation planting becomes established, the proposals would have limited effects on the scene. Whilst the view would have changed, effects would not be significant.
- 7.2.8. To the west, in the landscape closer to the Site the estimated Zone of Visual Influence largely covers private agricultural land with no public access. To the southwest, however, Footpath SEY 76 runs along Golf Links Lane and views of the Site exist from the eastern half of this Footpath (although for the first 250m of the Lane / path (from the B2145 end) views of the proposed development would be limited to glimpses seen between buildings along the Lane and along Upways Close). Heading west, however, views become more open for the next 250m of Golf Links Lane (Viewpoint 9) as there is little vegetation between the Lane and the Site. From this part of the Lane the proposals would be clearly seen across the foreground fields, resulting in significant effects in the short to medium term. In the medium to long term, although the proposed sport pitches and housing would remain visible, effects would soften; and once the proposed woodland planting in the western-most corner of the Site and the hedgerow and tree planting along the western edge of the housing area establishes, the development would become assimilated into the scene. In this timescale the proposals would be partially screened / filtered by foreground vegetation, and would appear as a continuation of the Golf Links Lane / Upways Close development, and effects would fall to less than significant levels.
- 7.2.9. Beyond 1km of the centre of the Site, further views of the proposals would be possible from only a few Footpaths in the public domain.
- 7.2.10. From the north, these include Footpath SEY 117 which crosses the fields some 1.5km north of the Site, and Footpath SEY 116 which runs along the southern edge of the Pagham Harbour Local Nature Reserve, some 2km to the north of the Site (Viewpoint 12). From sections of these Footpaths there are views across the agricultural fields towards Selsey, and properties along the northern edge of the settlement and the Natures Way Foods packhouses are just seen (although vegetation around Norton in the middle distance partly screens the built-up area of Selsey and the Site). In the short term from both Footpaths housing would be visible; however, it would be seen in the context of the surrounding existing development, would partly screen the views of the existing packhouses, and given the distance would scarcely be appreciated in the scene. In the medium to long term, however, the proposed woodland and tree planting in the northeastern and northwestern corners of the Site would help to screen the development. Whilst some short term effects would exist, effects on receptors using these footpaths would not be significant.
- 7.2.11. From the west, there would be no views from Footpath SEY 78 (Viewpoint 7) or from the fields immediately adjacent due to the screening effects of the vegetation surrounding the Golf Course and the presence of a series of reservoirs which lie between this part of the landscape and the Site. However, views are possible

from a few Footpaths further to the west which are distant enough to allow receptors to look over the intervening vegetation towards the Site:

- i. From Footpaths SID 76 and SID 70 to the west-northwest (Viewpoint 14), the Site can be glimpsed through the intervening foreground vegetation and is seen in front of the Natures Way Foods packhouses. Rooftops within the development would be seen, however, from this distance the proposals would scarcely be appreciated in the overall view (and would almost be lost once the proposed mitigation planting within the western part of the Site and along the western boundary of the housing area becomes fully established). Effects would not be significant.
- ii. From the west there are views from a small section of Footpath SID 75 and from the permissive path along the top of the Medmerry sea defence, which affords elevated views across the landscape. From this location the proposals would be seen in front of (and either side of) the Natures Way Foods packhouses. As above, rooftops within the development would be visible, however from this distance the proposals would have a limited effect on the scene. In addition, in the medium to longer term once the proposed mitigation planting within the western part of the Site and along the western boundary of the housing area becomes fully established, the proposals would be largely assimilated into the landscape. As above, effects would not be significant.
- iii. Lastly, there are views of the Site from Footpath SID 69 and the permissive Footpath / Cycleway between Paghham Harbour and Medmerry (National Cycle Network Route 88) to the northwest of the Site (Viewpoint 13), where the ground plane on Site is seen from certain locations. From these paths the proposals would again be seen in front of the Natures Way Foods packhouses, but existing solar panels and utility poles and cables are seen in the foreground, and as above, given the distance, the proposals would scarcely be appreciated in the view. Furthermore, permission has recently been granted for another area of solar panels at Ferry Farm, which would partly screen the Site from some locations. As above, from these paths effects would not be significant.

7.3. Views of the Site from the private domain

- 7.3.1. In terms of views from private property, there would be effects on receptors at residential properties immediately overlooking the Site to the south and east (along the B2145 Chichester Road, Upways Close, Golf Links Lane and Hunnisett Close), and from the north at Norton Corner. From these locations receptors would have direct views of the development from both ground and first floor windows and from garden areas overlooking the Site. Whilst existing boundaries and vegetation may soften the views in some instances, effects on receptors in these locations would most likely be significant, although they would soften in the medium to long term as proposed planting within and around the Site becomes established. Views for receptors working in the Natures Way Foods packhouses would be heavily filtered / screened by intervening vegetation along the B2145, and given that they would be focussed on their activity, effects would not be significant.
- 7.3.2. From properties set back from the Site edge, however, (including the other properties at Norton Corner and along the B2145 Chichester Road, within Upways Close, Golf Links Lane and Hunnisett Close to the south, and Park Lane to the southeast) views of the proposals would be seen between existing houses and past existing vegetation. For these properties, including the Grade II Listed 'Coles Farmhouse' to the north of the Site,²⁸ views would be filtered / screened and seen in the context of foreground development and are unlikely to be significant. As above, effects would also soften in the medium to long term as proposed planting within and around the Site becomes established. Views from Trident Business Park would be similar, however receptors would be focussed on their activity and their sensitivity would be low.
- 7.3.3. From slightly further afield (between c.450m and 1.5km) there would be views from a few residential properties along Rectory Lane and from 'Leeton', a single property at the southern end of Church Norton (to the northeast); and there would be views from the curtilage of a few properties within Norton (to the north),

and from properties at 'Northcommon Farm' to the southwest. Whilst these include the potential for views from the curtilage of three Listed Buildings, views would be seen at distances in excess of 450m and in terms of the Listed Buildings only receptors in the upper floor of 'Northcommon Farm Cottages' look towards the Site.²⁹ The majority of properties on Rectory Lane and within Norton are also screened by surrounding vegetation or intervening houses. Effects on receptors at these properties are unlikely to be significant.

- 7.3.4. Similarly, from the Selsey Golf Club and Country Club, there may be ground level glimpses from the Golf Club car park and over the top of the intervening vegetation from the Country Club; however the majority of views are screened by intervening vegetation, and as receptors would be primarily focussed on their activity, effects would not be significant.
- 7.3.5. Further afield, more distant views would be seen from a few caravans along the edge of the Bunn Leisure site to the southwest, and from 'Little Ham Cottages' and the Grade II Listed 'Greenwood Farmhouse' (some 2.5km to the west). From all these properties, however, views are seen at some distance and the proposals would scarcely be appreciated in the view. Effects on receptors at these properties would not be significant.

7.4. Effects on overall Visual amenity

- 7.4.1. Overall, considering all of the above and assuming that the development is brought forward broadly as set out in Section 5, it is judged that the effects of the proposed development on overall visual amenity would be both limited and acceptable.
- 7.4.2. Whilst adverse effects would exist the Zone of Visual Influence of the proposals is restricted to two areas of the surrounding landscape located within approximately 2.5km of the Site, and within these areas there are only a limited number of locations in the public domain (roads, Public Rights of Way etc.) from where the proposals would be seen. Where views are possible, these would largely be seen in the context of the existing urban edge (and many would screen the somewhat incongruous Natures Way Foods packhouses), and the majority would be mitigated by the proposed planting within and along the Site boundaries in the medium to long term.

²⁸ Views from the primary elevation of 'Coles Farmhouse' face just north of east (away from the Site) and those on the rear part of the building which face south are largely filtered / screened by intervening vegetation. Whilst there may be some views from upper floor windows, these would not be significant.

²⁹ Views from the main elevations of 'Post Cottage' on Rectory Lane look northwest, and views from 'Michaelmas Cottage and Meadow Cottage' in Norton look east / west, away from the Site.

8 CONCLUSION

8.1. Summary and conclusion

- 8.1.1. In conclusion, whilst this is only a preliminary assessment, it is clear that the proposed Site has a fairly restricted Zone of Visual Influence and that the effects of development on the Site in landscape character terms would be limited.
- 8.1.2. Whilst it is clear that some significant adverse visual effects are likely to be felt by receptors in the short term, it is equally clear, due primarily to the nature of the local topography combined with surrounding vegetation, that these effects would be limited to the immediate vicinity of the Site. Only receptors at a small number of properties immediately abutting the Site are likely to have significant long term effects. Once the proposed mitigation planting is fully established, the majority of effects would fall to less than significant levels.

GLOSSARY OF TERMS

GENERAL TERMS

Impact

- 1 Impact is defined in the Guidelines for Landscape and Visual Impact Assessment as “*The action being taken*”.¹

Effect

- 2 Effect is defined in the Guidelines for Landscape and Visual Impact Assessment as “*The change resulting from that action*”.²

Setting of a heritage asset

- 3 Setting of a heritage asset is defined in the NPPF as “*The surroundings in which a heritage asset is experienced*”.³

VISUAL TERMS

Visual amenity

- 4 Visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment as “*the overall pleasantness of the views that receptors enjoy of their surroundings*”.⁴

LANDSCAPE CHARACTER TERMS

Physical Influences

Geology

- 5 In landscape character terms effects on geology are considered in terms of physical effects on geological features in the landscape (such as characteristic scarp slopes, ridges or low lying river valleys). Effects on less visually obvious aspects of geology such as effects on groundwater reserves are the domain of other experts and fall outside the scope of Landscape Character Assessment.⁵

Soils

- 6 In landscape character terms effects on soils are considered in terms of effects on the characteristics of that landscape. For example, clay soils give rise to poorly draining landscapes where water (ponds, lakes, streams etc.) often becomes a characteristic feature, and vegetation is characterised by clay loving species such as English oak.⁶

Vegetation

- 7 In landscape character terms effects on vegetation are considered both in terms of the effects on the physical resource (the amount and type of vegetation added or lost as a consequence of the proposals); and the effects on the wider landscape character.

¹ Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) prepared jointly by the landscape Institute and the Institute of Environmental Management and Assessment and published on the 17th April 2013 - Paragraph 1.15.

² GLVIA3 Paragraph 1.15.

³ Annex 2: Glossary, National Planning Policy Framework.

⁴ GLVIA3 Paragraph 2.20.

⁵ Such effects won't affect landscape character unless they impact so greatly as to affect other factors such as vegetation.

⁶ Effects on soil structure caused by moving soils during construction of a project are not considered as part of the assessment of landscape effects as it is assumed that these effects would be managed and minimised through a detailed construction method statement and would, therefore, have a negligible effect on landscape character.

Landform / Topography

- 8 In landscape character terms effects on topography / landform are considered both in terms of the effects on the physical resource (the amount the existing landform is changed by cut and fill operations to accommodate the proposals); and the effects on the wider landscape character.

Drainage

- 9 In landscape character terms effects on drainage are considered both in terms of the effects on the physical resource (for example an effect on the course of a river or stream itself); and any effects on wider landscape character (for example the change in wider character caused by draining of an area of flood plain normally subject to seasonal flooding).

Influences of Human Activity

Heritage assets

- 10 In landscape character terms effects on designated heritage assets (including Sites of Archaeological Importance / Conservation Areas / Listed Buildings / Scheduled Ancient Monuments / Registered Parks and Gardens); and undesignated assets (such as undesignated parkland) are considered in terms of the way the heritage assets affect the character of the landscape / townscape, and whether any changes to these assets or the way they are experienced (as a consequence of the development) would change this established character. Effects are therefore considered both in terms of any effects to the physical heritage assets themselves, and in terms of any effects on how they are experienced in the landscape (i.e its setting - for example if views are screened or opened up / or if a designed vista is blocked by the proposals). In short, in landscape / townscape character terms we assess the way the assets contribute to landscape / townscape character and whether this is changed as a consequence of the proposed development.⁷

Land use / management

- 11 In landscape character terms effects on land use / land management are considered both in terms of the effects on the site itself and effects on wider landscape character (considering the nature of surrounding land uses, and the visibility of the site). The questions that are considered are “what are the effects on the site itself”; and “what are the effects of this change on the wider setting”.

Settlement pattern / character of settlement

- 12 In landscape character terms effects on settlement pattern and the character of settlement are considered in terms of the shape of settlements (e.g. linear, clustered etc); and their character (urban, suburban, rural etc.).

Character of buildings / built form

- 13 In landscape character terms effects on the character of buildings and built form are considered in terms of architectural style, heights, materials, massing etc. of buildings / built form; and whether the proposals will be compatible with the existing built form found in the surrounding landscape.

Lighting

- 14 In landscape character terms effects of lighting are considered in terms of whether lighting is proposed, and how this will integrate with existing lighting in the landscape surrounding a Site.

⁷ Effects on the significance of the heritage assets themselves (including how their setting (defined in the NPPF as “The surroundings in which a heritage asset is experienced”) contributes to this significance) are considered by Heritage Consultants and fall outside the scope of this assessment.

Access / movement

- 15 In landscape character terms effects on access / movement are considered in terms of effects on public access within the landscape (roads, footpaths, bridleways, byways, access land etc.).

Landscape pattern

- 16 In landscape character terms effects on landscape pattern are considered in terms of effects on the pattern of the landscape created by boundary features (e.g. roads, rail lines, hedgerows, woodlands, shelter belts, copses etc.).

Cultural elements

- 17 In landscape character terms effects on 'cultural elements' are considered in terms whether there are any references to the landscape in nationally significant art or literature (such as Constable's view of Salisbury Cathedral or references to the "Secret Low Weald" in Rudyard Kipling's Poem Puck's Song), and the effects development would have on these views / characteristics.

Community spaces

- 18 In landscape character terms effects on community spaces are considered in terms of whether there are any community spaces in the landscape (such as parks, village greens, allotments, playing fields, play areas, other publically accessible green space, etc.): and the effects development would have on these.

Aesthetic and Perceptual Factors**Scale**

- 19 In landscape character terms effects on scale are considered in terms of effects on the size of elements in the landscape such as fields or woodland areas (where large scale refers to large elements such as large fields / large areas of woodland and small scale refers to small fields / elements); and effects on the scale of built form.

Complexity

- 20 In landscape character terms effects on complexity are considered in terms of the effects on the number and type of differing elements that make up the landscape (where a complex landscape is composed of many interconnected parts; and a simple landscape contains a few component elements).

Degree of enclosure / openness

- 21 In landscape character terms effects on the degree of enclosure / openness are considered in terms of the openness (or otherwise) of views across the landscape (where openness refers to a landscape with wide, expansive views across an area). Landscape enclosure / openness is generally determined by the number of elements above eye level; including buildings, slopes, tall vegetation such as woods and tall hedgerows, and walls / fences.

Tranquillity

- 22 Tranquillity is measured in terms of both noise (aural tranquillity) and visual intrusion (visual tranquillity). In landscape character terms a tranquil place is one that is calm, peaceful, quiet, serene; without detractors both aural and visual. Effects on tranquillity are therefore considered in terms of the effects on these characteristics of the landscape on and around a site.

Wildness

- 23 A truly wild landscape is one that is uninhabited, uncultivated, unaffected by human intervention. Although clearly there are degrees of wildness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

Remoteness

- 24 A remote landscape is one that is located far away, distant, far from civilization. Although clearly there are degrees of remoteness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

Sense of place

- 25 In landscape character terms, sense of place is considered in terms of whether there are characteristics (or a combination of characteristics) that makes a place special and unique. A location with a strong sense of place has something unique or particular to that location, whilst one with little sense of place is unremarkable and looks much like many other similar locations.

APPENDIX A: Technical Methodology - Presentation of Photographs

I.1. Introduction

- I.1.1. All photographs presented within this Statement are “Type I” visualisations (Annotated Viewpoint Photographs), presented in accordance with Landscape Institute Technical Guidance Note (TGN) 06/19.

I.2. Camera equipment used

- I.2.1. Photographs have been taken with a Nikon D3500 digital SLR camera (cropped frame sensor) with a fixed 35mm focal length lens (Nikon Nikkor AF-S 35mm f1.8G DX lens). The 35mm focal length together with the manufacturer’s stated sensor multiplication factor of 1.5 gives an equivalent of 52.5mm focal length. All photographs have been taken at 1.6m above ground level to replicate normal eye level views.

I.3. Presentation of images

Panoramic images:

- I.3.1. Photographs are presented at a minimum of 300dpi in PDF versions of the report, and are **intended to be viewed digitally**.
- I.3.2. Cylindrical panoramic images have been presented throughout the Statement as humans typically have wider peripheral vision than the 39.6 degree Horizontal Field of View (HFOV) captured in a single photograph taken with a ‘full frame’ 50mm focal length SLR camera (or equivalent). Furthermore humans are not static, and when taking in a view we generally move our heads from side to side and therefore experience a wider field of view.

Software used:

- I.3.3. All photographs have been stitched together using Photomerge (‘reposition only’ layout) in Adobe Photoshop, with manual control over image alignment.

Image enlargement:

- I.3.4. The annotated viewpoint photographs are presented as enlarged images, with enlargement factors stated on individual photosheets. This is to account for the fact that humans generally have ‘binocular’ vision (whilst cameras are ‘monocular’ in nature) and that a degree of image enlargement provides a better impression of scale for most viewers using two eyes (refer to Landscape Institute Technical Guidance Note 06/19, Section 3.8). Our approach is therefore to use **150% enlargement** for viewpoints in expansive / open landscapes or seascapes, where components are more distant (in accordance with TGN 06/19, paragraph 3.8.8); and **125% enlargement** in mid to smaller scale landscapes / townscapes (refer to TGN 06/19, paragraph 3.8.10).
- I.3.5. The presentation size of photographs has been calculated by horizontally measuring a 360 degree, manually stitched panoramic photo (taken in landscape orientation) to establish the relationship between pixel dimensions and degrees of field of view. The camera produces an individual 6000 x 4000 pixel image with a field of view of 36.79 x 24.53 degrees. When printed and viewed at a distance of 542mm, the image must be presented at 353.49 x 235.66mm to match the real monocular view. This is subject to enlargement as described above.

Extent of the Site indicated:

- I.3.6. The horizontal extent of the Site indicated on all the ‘Type I’ visualisations is approximate (being based on reference to site features such as field or plot boundaries).

INSTRUCTIONS FOR VIEWING IMAGES:

As set out above (and on all photosheets), the photographs presented within this Statement are **intended to be viewed digitally**.

To correctly represent views on site, all images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). 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.

If printed on A3 paper the images in the main report are for context only.

