



Land North West of
Goring Station

Landscape and Visual Impact Assessment

Prepared by
CSA Environmental

on behalf of
Persimmon Homes
Thames Valley

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EXECUTIVE SUMMARY

CSA Environmental has been involved in the promotion of the land north of Goring Station for several years, and has provided advice on landscape and visual matters, which has informed the preparation of the current outline planning application and Concept Masterplan. The proposals have developed as part of an iterative process, to ensure that the development responds sensitively to its location and surrounding context.

The Site is the subject of an outline planning application to Worthing Borough Council for the following:

'Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.'

The Site occupies an arable field which forms part of larger rectangular land parcel of farmland, which is surrounded on three sides by the built form of the adjoining settlements of Ferring and Worthing. The Site is not covered by any designations for landscape, ecology or heritage value, nor is it located within an identified gap within the adopted Worthing Development Plan. The South Downs National Park is located beyond Littlehampton Road, to the north of the Site.

The Site and the adjacent farmland are largely devoid of any significant landscape features, with the exception of the large drainage channel, Ferring Rife. It is heavily influenced by the proximity of residential development, highway infrastructure, the railway line and by the large lattice pylons that extend across it. The Site is assessed in this report as being at the lower end of medium landscape quality and medium landscape value. It is not a 'valued' landscape in respect of paragraph 170(a) of the NPPF.

In terms of landscape sensitivity, the Site is well related to surrounding urban development, and is of relatively low landscape and environmental quality. Landscape sensitivity to the proposed development was therefore assessed as medium.

This assessment informed the preparation of the Concept Masterplan and Landscape Strategy Plan. These plans show how a well-considered development can be delivered at the Site. The new homes will be set back behind an area of semi-natural open space which follows the route of Ferring Rife. The Landscape Strategy demonstrates that there are significant opportunities for environmental enhancements within the open spaces across the Site, including restoration of the former field hedgerow framework and new

tree and shrub planting, and species rich grassland creation. The development will also provide significant areas of publically accessible open space, which will benefit both new and existing residents.

The visual assessment found that in views from Littlehampton Road and public highways which border the Site, development will be seen within the context of existing built development, and set back behind farmland and open space.

In views from vantage points on Highdown Hill, the Site lies within the middle distance and forms part of a rectangular area of open land which lies within the low lying, settled coastal plain. In these views, the new housing will clearly relate to existing settlement on the coastal plain and can be delivered in a manner which respects the special qualities of seaward views from the National Park.

In terms of landscape effects, the assessment found that the proposals would result in the loss of an area of undistinguished farmland, which would be replaced by new homes and substantial areas of open space. Development in the location proposed would relate to the surrounding urban uses, and would be consistent with the surrounding settlement pattern. Despite some inter-visibility, landscape effects on the character of the rolling downland of the National Park will be very limited.

Draft policy SP5 of the emerging Worthing Local Plan, proposes the land at the Site, as part of a Local Green Gap which serves to prevent coalescence between the neighbouring settlements of Goring-by-Sea and Ferring. Draft Policy SP6, also proposes designating the Site as Local Green Space. However, the emerging Worthing Local Plan is in the early stages of preparation, and these policies have not been tested at Examination. Our assessment of the Site found that coalescence has already occurred to the south of the Site. Whilst development will extend onto land between the settlements, it can be accommodated in a manner which still retains a significant spatial break within the built up area. In terms of Draft policy SP6, the Site manifestly fails to meet the NPPF criteria for designation as Local Green Space.

This assessment concludes that development at the Site in the manner shown on the Concept Masterplan / Landscape Strategy, can be delivered in a manner which respects the character of the local landscape / townscape and sensitive views from the National Park. The proposals are for a well-considered development, and the new housing will be set within a framework of green infrastructure, including significant areas of new publically accessible open space.

1.0 INTRODUCTION

1.1 CSA Environmental has been instructed by Persimmon Homes Thames Valley to undertake a landscape and visual impact assessment of land to the north west of Goring Station, Goring-by-Sea (the 'Site'). The location and extent of the Site is shown on the Site Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.

1.2 The Site is the subject of an outline planning application for the following:

'Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.'

1.3 The Site occupies an arable field which forms part of larger rectangular parcel of farmland, which forms an indentation in the built form between the adjoining suburbs of Ferring and Worthing. These settlements have already merged to the south of the Site, beyond the railway line, so that they now read as one. To the north, beyond Littlehampton Road, is the South Downs National Park. The Site lies within the administrative area of Worthing Borough Council.

1.4 This report describes the existing landscape character and quality of the Site and its visual characteristics. It considers published landscape guidance and relevant landscape studies which have informed the Council's Evidence Base for the emerging Local Plan. The report describes the proposed development and any potential landscape or visual effects on the wider area.

1.5 This assessment has formed an integral part of the technical information which underpins the Concept Masterplan and Landscape Strategy. The plans show how a landscape led development can be delivered at the Site, which responds to the Site's location at the edge of the settlement, and to the adjoining townscape. The proposed housing will be set within a landscaped framework, and will deliver significant areas of publically accessible open space for the benefit of new and existing residents.

Methodology

1.6 To inform this assessment, the Site has been visited by suitably qualified and experienced Landscape Architects on several occasions between 2015 and 2020. The most recent Site visit was undertaken in July 2020. At the time of this visit, visibility was very good in near, middle and long distance views.

- 1.7 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential effects of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix K**.
- 1.8 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 SITE CONTEXT

Site Context

- 2.1 The Site occupies an irregularly shaped land parcel, comprising a single arable field indented into the urban area between the adjoining suburbs of Worthing and Ferring. It is bordered on three sides by built development, including the coastal railway line to the immediate south. A short distance to the north is Littlehampton Road (A259), a busy trunk road which links the urban areas along this stretch of the coast line. The Site is crossed by an overhead powerline, with four large lattice pylons located within the Site boundary. The Site location and its immediate context are illustrated on the Site Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 2.2 To the north, the Site is bound by Ferring Rife, beyond which is a second arable field which separates the Site from Littlehampton Road (A259). Immediately to the south is the coastal railway; to the east it is bordered by Goring Street; and to the west by a small arable field and the properties served off Ferring Lane and Green Park. Beyond the A259, which follows the southern edge of the South Downs National Park, the land rises gradually on the lower slopes of Highdown Hill. Goring-by-Sea Railway Station is adjacent to the south eastern corner of the Site.
- 2.3 To the east of the Site is flatted development, typically 3 storeys in height, extending along the route of Goring Street. Southwards, this is replaced by post-war, estate housing within the built up area of Worthing. To the south east, is the Church of Jesus Christ and the Latter Day Saints, beyond which is Goring-by-Sea Station. North east of the junction of Goring Street and Littlehampton Road, are the buildings and grounds at Northbrook College beyond which is the urban area of Durrington.
- 2.4 The coastal railway line extends alongside the southern Site boundary, at level grade with the land in the southern part of the Site. Immediately beyond this, to the east, is an area of recent, 3 storey flatted development which forms a backdrop to the eastern part of the Site. To the west of this are the playing fields at Chatsmore Catholic High School; with the post-war bungalows at Singleton Crescent located further west.
- 2.5 To the west of the Site is mixed development along Ferring Lane, comprising bungalows and houses of varied style and age, including the listed dwellings at Clematis and Jasmine Cottages. Housing at Green Lane comprises Twentieth Century bungalows.
- 2.6 To the north of the Site and the A259, within the South Downs National Park, are Highdown Football Pitches and an area of arable farmland on the lower slopes

of Highdown Hill. The well vegetated grounds at Highdown Garden, a Registered Park and Garden and Conservation Area, occupy the rising ground to the north of the playing fields. Beyond this, the landform continues to rise to the summit of the hill, from which extensive views are available towards the coast, over the urban area of Worthing.

- 2.7 To the north west of the Site, Littlehampton Road is characterised by the urban area of Ferring to the south; whilst to the north the landscape is influenced by the presence of commercial nurseries, a vineyard, pockets of commercial development, and by extensive areas of paddocks associated with Hangleton Farm Equestrian Centre. The strongly rectilinear field pattern, shelterbelts and heavily managed landscape lend this an urban fringe character, which contrasts strongly with the rolling countryside of the South Downs further north.

Statutory and Non-Statutory Designations

- 2.8 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Heritage Plan in **Appendix D**).
- 2.9 The boundary of the South Downs National Park is contiguous with Littlehampton Road, which is separated from the Site by the farmland north of Ferring Rife. The higher ground at Highdown Hill, including the Registered Park and Gardens at Highdown, lie within the National Park. Eastwards the National Park boundary returns to the north to skirt around the built up edge of Durrington; whilst to the west the paddocks associated with the Hangleton Farm Equestrian Centre lie outside of the National Park.

Conservation Area and Listed Buildings

- 2.10 There are no listed buildings within the Site, but there are a number of listed buildings located within its vicinity (refer to the plan in **Appendix D**). There are two listed buildings, including the main building and outbuildings, at North Barn, a short distance north of the A259. Further north is the Grade II listed Hightiten Barn. The Grade II listed Clematis and Jasmine Cottages are located beyond the western Site boundary, within well vegetated grounds.
- 2.11 There are a number of other listed buildings within 1km of the Site, however there is no inter-visibility between the Site and these heritage assets owing to intervening built development.
- 2.12 Highdown Conservation Area occupies the same footprint as the Registered Park and Gardens a short distance to the north of the Site, beyond the A259. There is also a Scheduled Monument, in the form of an Anglo-Saxon Cemetery

and associated remains, located on the higher ground at Highdown Hill (refer to the plan in **Appendix D**).

National Landscape Character

- 2.13 Natural England has produced profiles for England's National Character Areas ('NCA'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The South Coast Plain (Area 126) extends from Brighton in the east to Southampton in the west and occupies the tranche of land between the chalk dip slope of the South Downs and the English Channel.
- 2.14 The NCA comprises a narrow strip running along the Hampshire and Sussex coast and the profile notes that there are long views available towards the sea and the Isle of Wight. The NCA slopes southward towards the coast with the rivers Arun, Adur, Meon and Hamble draining south from the South Downs and South Hampshire Lowlands NCAs. The profile notes that there is significant urban development along the coast, including along trunk roads, suburban villages and an extensive string of seaside towns including Worthing. There are stretches of farmland between the developed areas, often defined as large arable fields with low hedges and ditches.

County Landscape Character

- 2.15 Chris Blandford Associates prepared the Landscape Character Assessment of West Sussex (2003) on behalf of the County Council. The Site falls within the South Coast Plain Regional Character Area ('RCA'). This regional character area is subdivided into 12 smaller Landscape Character Areas ('LCA'). The Site lies within SC11 Littlehampton and Worthing Fringes LCA. This area includes the urban fringes associated with the sprawling coastal resorts of Worthing and Littlehampton. It encompasses the Site and the open land a short distance to the south, which extends to meet the coast, as well as an area of farmland / equestrian uses to the north of A259. Highdown Hill and the rising land at the edge of the National Park are located outside this LCA, within LCA SC12: Angmerring Upper Coastal Plain, although the fields and playing fields immediately north of the Site beyond the A259 are included in the LCA. Whilst this area is within the National Park, it is low lying farmland and located in close proximity to nearby urban development in Worthing and West Durrington. The key characteristics of the LCA that are relevant to the Site include:

- *'Low lying flat open landscape;*
- *Dominant urban fringe with major conurbations of Littlehampton and Worthing. Settlement edges often sharply contrast with adjacent open countryside;*

- *Frequent urban fringe influences of horse paddocks, light industry, airport, and recreational open space;*
- *Narrow gaps of open land at Kingston, Ferring, Sompting, and Lancing provide views to the sea and separation between the urban areas;*
- *Medium scale arable farming and market gardening, with clusters of greenhouses;*
- *Meandering rife and straight drainage ditches;*
- *A low density of native hedgerows and hedgerow trees, interspersed with shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees;*
- *Clusters of windblown trees;*
- *Long views to the South Downs;*
- *Busy minor and major roads;*
- *Industry in the countryside; and*
- *South Coast railway line links the areas.'*

2.16 The document also identifies key landscape and visual sensitivities which affect the LCA, as follows:

- *'Urban development pressures, especially in the gaps between settlements;*
- *Closing of open views between settlements;*
- *Major existing road improvements and the possibility of new ones;*
- *Loss of tree and hedgerow cover due to wind, salt desiccation and drought, and;*
- *Planting of hedge and tree boundaries with unsympathetic exotic species.'*

2.17 The document sets out the land management guidelines for the LCA, and those of relevance include:

- *'Strengthen the landscape framework and filter views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements especially along*

roadside verges, village edges and around glasshouses.

- *Establish landscape management plans for urban edges.*
- *Maintain and strengthen existing field boundaries such as hedgerows and shelterbelts.*
- *Conserve and link existing hedgerows and trees with new planting.*
- *Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.*
- *Maintain and enhance the landscape and biodiversity of rifes and other existing wetland habitats such as salt marsh, mud flats and water meadows.*
- *Encourage and promote land management schemes to increase species rich grassland areas.'*

2.18 Key characteristics of the Angmerring Upper Coastal Plain include:

- Very gently undulating landform more intricate in the east, encompassing the distinctive landscape of Highdown;
- Mainly gently undulating arable and pastoral farmland, with small to medium size fields enclosed by woods with a strong network of hedgerows, hedgerow trees;
- Pattern of small to medium-sized pastures and arable fields;
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks;
- A scattering of historic nucleated flint villages, hamlets and farmsteads dot the area accessed by rural lanes mostly linked by the A27 crossing the area east to west; and
- Apart from the busy A27, roads are mostly winding hedged or wooded lanes and the LCA is criss-crossed by numerous rural tracks, byways and rights of way.

South Downs Integrated Landscape Character Assessment (Updated 2011)

2.19 The South Downs Integrated Landscape Character Assessment ('SDILCA') was updated in 2011 by Land Use Consultants. The assessment describes the '*...character and qualities that create the outstanding landscape and special sense of place*' of the National Park. The Site lies outside the National Park boundary. The land to the immediate north of Littlehampton Road (A259) opposite the Site, lies within The Wooded Estate Downland Landscape Character Type B ('LCT'), and LCA B4: Angmerring and Clapham Wooded Estate Downland.

- 2.20 Integrated key characteristics of this LCA as set out in the assessment include, amongst others:
- *'Comprises a chalk dipslope, exhibiting a strong and distinctive topography of rolling hills, and an outlying chalk ridge at Highdown Hill, separated by a narrow clay vale.*
 - *Bronze Age and Iron Age earthworks at Highdown Hill provide a strong sense of historical continuity.*
 - *Constantly changing views with some views across to Arundel Castle to the west and other views across the open downland to the north and the coastal plain to the south.'*
- 2.21 The study notes that the characteristics of this character area contrast with the low lying coastal plain in which the Site is situated, which is dominated by urban development.
- 2.22 The assessment includes a number of sensitivities and landscape management / development considerations for the LCA. These include maintaining sensitive views across the coastal plain to the south.
- 2.23 The assessment includes Historic Landscape Character mapping. This identifies that the fields directly to the north of the Site, beyond the A259, are modern fields.

South Downs National Park: View Characterisation and Analysis (2015)

- 2.24 The South Downs National Park Authority commissioned LUC to undertake an analysis and mapping exercise of views to, from and within the National Park. The study is intended to provide a foundation for evidence on view types within the National Park and its setting, to support development management, including as evidence on landscape and visual matters.
- 2.25 The study identifies a selection of views which represent the various types of view found across the park. It focuses on views:
- *'that reveal the special qualities of the South Downs;*
 - *that are noted in the SDILCA as being natural observation points from which to appreciate the landscape character of the South Downs;*
 - *that are marked as key viewpoints on OS maps;*
 - *where facilities for the enjoyment of the landscape and views are provided.'*
- 2.26 Representative view 31 illustrates the view available from Highdown Hill. The reason for the selection of this view is stated as:

'The site of a hillfort, Highdown Hill is owned by the National Trust and a good vantage point from which to view the landscape. Views to the east and south include the densely populated coastal towns of Worthing, Ferring and East Preston, which reduces the remote qualities associated with other elevated viewpoints within the park. Extensive sea views are however the main focus and therefore this view is representative of sea views from the National Park' (our underlining).

- 2.27 The study groups the identified views into view types for further analysis. Representative view 31 is grouped with other view points on the high downs looking south out to sea. The analysis identifies the special qualities of these views as follows:

'The elevated position of these viewpoints on the downs above the coastal plain means this view type represents the 'breathtaking views' that are noted in the first of the Park's special qualities. It also reveals a rich variety of wildlife and habitats including some of the iconic habitats of the South Downs such as the downland and yew woodland (at Kingley Vale), the tranquillity of the downs compared to the settled coastal plain, the way that farming has shaped the landscape in the form of distinctive field patterns, and the rich cultural heritage as a result of heritage assets in the view.'

- 2.28 Threats to the view as identified in the report, include intrusive new development within the view that affect the sense of tranquillity within the National Park, however, it notes that many of these views are across the developed coast and that development forms an existing part of these views.

- 2.29 The study provides guidance on the aims and management of these views. It states that the aim is to ensure that opportunities to access and appreciate these panoramic views are maintained, and their special qualities retained. In particular it notes the following qualities of relevance to this assessment:

- *'Maintain the undeveloped character of the downs within the National Park which contrasts with the developed coastal plain, and ensure that development outside the National Park does not block, or adversely affect the quality of, views towards the sea.*
- *Ensure that any built development outside the park is integrated into its context in terms of scale, form and materials – consider using native vegetation to enhance existing views that contain development, and minimise visibility of new development from the Park.'*

- 2.30 The viewpoint at Highdown Hill is also identified as a photographic monitoring point owing to the good views south over the urban coastal edge. In addition, the study identifies the hill fort at Highdown Hill as a landmark within the South Downs.

Public Rights of Way

- 2.31 Footpath 2121 leads from Goring-by-Sea station and extends alongside the southern Site boundary to the adjoining settlement at Ferring. A second path, Footpath 2121_1, extends north-south alongside the south western Site boundary, leading from Ferring Lane to meet the footpath alongside the southern boundary. Further afield there are a number of footpaths which cross the higher ground around Highdown Hill at the edge of the South Downs.

Tree Preservation Orders

- 2.32 There are no trees located within the Site, nor on the land immediately adjoining the Site, which are covered by Tree Preservation Orders ('TPO'). This was confirmed via email from the Council in April 2020.

3.0 LANDSCAPE PLANNING CONTEXT

National Planning Policy Framework (February 2019)

- 3.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 3.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 3.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 3.4 Worthing Borough council are in the early stages of preparing a new Local Plan and are considering designating the Site as local Green Space. Paragraph 99 of the NPPF relates to the designation of Local Green Space and states:
- 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'*
- 3.5 Paragraph 100 sets out the criteria which must exist in order for a Local Green Space designation to be used. These are:
- a) *'in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land.'*
- 3.6 Our own assessment of the Site in respect of the draft Local Green Space designation finds that it manifestly fails to meet the majority of the qualifying criteria set out in the NPPF.

- 3.7 Paragraph 101 states that policies for managing development in Local Green Space should be consistent with those in Green Belt. The Local Green Space designation is therefore a restrictive policy (akin to Green Belt), which places a significant constraint on development. It is not however a designation which specifically relates to landscape character, or quality, save where relevant under the criteria set out in paragraph 100(b).
- 3.8 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality buildings and places. Paragraph 125 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'*
- 3.9 Paragraph 127 states that planning policies and decisions, should ensure that developments, amongst others:
- *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 3.10 Paragraph 130 states that development should be refused where poor design *'... fails to take the opportunities available for improving the character and quality of an area and the way it functions...'* after having taken other design guidance into account. The paragraph continues that design should not be used for a reason for refusal when proposals accord with plan policies.
- 3.11 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170(a) of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, amongst other things, protecting and enhancing valued landscapes, *'...(in a manner commensurate with their statutory status or identified quality in the development plan)'*. Paragraph 170(b) also indicates that the planning system should recognise the, *'...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*
- 3.12 Paragraph 172 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding

Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Planning Practice Guidance

3.13 The Planning Practice Guidance ('PPG') is in the process of being updated to reflect the changes following the publication of the revised NPPF. Any PPG paragraphs which have not been updated remain relevant until they are updated, insofar as they are consistent with the revised NPPF 2019. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.

3.14 Paragraph 001 (ID 26-001-20191001) aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

3.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- Building a strong, competitive economy;
- Achieving well-designed places;
- Promoting healthy and safe communities;
- Mitigating climate change, flooding and coastal change;
- Conserving and enhancing the natural environment.

3.16 The final paragraph (008) in the green infrastructure sub-section notes that:

'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'

3.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as *'... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*

3.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to *'... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.'* Paragraph 036 goes on to note that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

3.19 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding Natural Beauty. It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach which takes potential impacts into account will be needed to avoid significant harm.

3.20 The guidance on 'Open space, sports and recreation facilities, public rights of way and local green space' states that the Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities (Paragraph: 005 Reference ID: 37-005-20140306).

3.21 In addition the guidance states how the Local Green Space designation relates to development:

'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way' that undermines this aim of plan making.' (Paragraph:007 Reference IS: 37- 007-20140306)

- 3.22 In respect of the types of green areas which can be identified as Local Green Space the guidance states the following:

'The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.' (Paragraph: 013 Reference ID: 37-013-20140306)

- 3.23 In terms of proximity of Local Green Space to the community it serves, the guidance notes that this will depend on local circumstances but must be reasonably close.

- 3.24 The PPG also provides advice on the size of Local Green Space:

'There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.' (Paragraph: 015 Reference ID: 37-015-20140306)

- 3.25 Paragraph: 016 (Reference ID: 37-016-20140306) notes that there is no minimum size limit.

- 3.26 In terms of public access, the guidance states that although some areas to be considered for designation as Local Green Space may have unrestricted public access, areas with no public access could be considered, for instance if they are valued for their wildlife, historic significance and / or beauty (Paragraph 017 Reference ID: 37-017-20140306).

- 3.27 Paragraph 19 (Reference ID: 37-019-20140306) notes the Local Green Space does not need to be in public ownership. However, landowners should be contacted at an early stage about proposals to designate any part of their land, and will have opportunities to make representations in respect of the proposals.

Local Policy Context

Worthing Core Strategy (2011)

- 3.28 Current planning policy is set out in the adopted Local Development Plan which includes the Worthing Core Strategy (2011). On the adopted Proposals Map, the Site lies outside the Built Up Area Boundary, however it is bordered by built development on three sides. It is not covered by any landscape, ecology or heritage designations, nor is it covered by any form of gap policy, or Local Green Space designation.
- 3.29 The following adopted policies are relevant to this assessment.
- 3.30 **Policy 13: The Natural Environment and Landscape Character** states that as part of the Worthing Development Strategy, new development needs can be met within the existing built up area boundary. The Policy notes that residential development outside of the existing built up area boundary will only be considered as part of a borough-wide housing land review if there is a proven under-delivery of housing within the Core Strategy period. In general terms, the Policy notes that all new development will respect biodiversity and the natural environment that surrounds the development, and will contribute to the protection and, where applicable, the enhancement of the area. The Worthing Core Strategy Proposals Map identifies the Site as lying within Land Outside of the Built Up Area Boundary.
- 3.31 **Policy 14 Green Infrastructure** states that Worthing's areas of green infrastructure will be improved and enhanced to maintain their quality and accessibility for residents and visitors. Where there is an under-provision of any green infrastructure typographies within the town, new infrastructure will be provided, where it is feasible and practical. Planning obligations from new development will be used to both, enhance the current green infrastructure stock, and contribute towards any new provision. As set out later on within this LVIA, the proposals are capable of enhancing the accessibility and quality of green infrastructure on the Site.
- 3.32 **Policy 16 Built Environment and Design** states that throughout the Borough, all new development will be expected to demonstrate good architectural and landscape design, and use of materials that take account of local, physical, historical and environmental characteristics of the area.

Draft Worthing Borough Local Plan (2018)

- 3.33 Worthing Borough Council is in the early stages of preparing a new Local Plan. The Council published the Draft Worthing Borough Local Plan (2018), Regulation 18 version, for consultation between 31st October and 12th December 2018.

- 3.34 The emerging Local Plan seeks to provide a strategy for development and change in Worthing in the period up to 2033. Its purpose is to establish a spatial strategy and identify suitable locations for sustainable growth within the Borough. The Local Plan acknowledges that growth in the Borough is very constrained and the Council has identified an overall development capacity of 4,182 dwellings which can be delivered within the plan period. This represents a shortfall of 8,619 dwellings based on the Council's own objectively assessed housing need. The Council acknowledge that only 33% of the overall housing need will be met.
- 3.35 The emerging Local Plan has not yet been tested at examination. However, the following emerging policies, whilst not adopted are nevertheless considered within this report.
- 3.36 **Draft Policy SP5: Local Green Gaps** identifies the Site as lying within the proposed Chatsmore Farm Local Green Gap. The draft policy states that these areas have been proposed to be designated, in order to retain the separate identities and character of the neighbouring settlements. The policy goes on to state that any development permitted within these areas must not, either individually, or cumulatively, result in the coalescence of these settlements.
- 3.37 The field located to the south west of the Site lies within Arun District and is covered by Policy SD SP3, Gaps between Settlements, of the adopted Arun Local Plan (2018).
- 3.38 As noted in the introduction, Ferring and Goring have already merged to the south of the Site, such that coalescence has already occurred.
- 3.39 **Draft Policy SP6: Local Green Space** identifies the land at Chatsmore Farm (including the Site), as a proposed Local Green Space. The draft policy provides the following justification for the proposed designation:
- 'Chatsmore Farm is designated as Local Green Space because the community value: its setting to the historic environment and the South Downs National Park; important views that contribute strongly to a sense of place; wildlife, especially along the Ferring Rife; and the offer of escape from the urban environment for relaxation and exercise.*
- Increased quiet and informal recreation would be compatible with this designation. Whilst some formal recreation space could be considered it would be important that it did not conflict with the qualities for which Chatsmore Farm is valued.'*
- 3.40 **Draft Policy CP15 A Strategic Approach to the Historic Environment** states that the Council will conserve and enhance the historic environment and character

of Worthing, including important views and relationships between settlements and landscapes / seascapes.

3.41 **Draft Policy CP16 The Historic Environment** states that development proposals should identify when proposals affect important views in the following situations:

- between settlements;
- across character areas;
- which capture transitions between landscape, townscape and seascape; and
- to and from designated heritage assets.

3.42 In addition, the draft policy states that proposals should consider the relationship between 'views' and the 'function' they serve. It notes that where views are demonstrably important to local character, development proposals should respect and protect what makes the view special.

Evidence Base

3.43 Worthing Borough Council commissioned Hankinson Duckett Associates ('HDA') to undertake a landscape and ecology study to inform policy and potential development options in the emerging Local Plan. HDA prepared the following reports:

- Landscape and Ecology Study of Greenfield Sites in Worthing Borough, November 2015; and
- Landscape and Ecology Study of Greenfield Sites in Worthing Borough – Review of Low Suitability Sites, March 2017;

3.44 The purpose of the 2015 study was to review eight greenfield sites which were being promoted through Worthing's Strategic Housing Land Availability Assessment ('SHLAA') and to consider their suitability for development in landscape and ecological terms. Of the eight sites assessed, a number are considered unsuitable for any form of development, whereas others are considered to have varying sensitivities, and as a consequence may be wholly or partially suitable for development. The HDA document identified the Site as Site 5: Chatsmore Farm.

3.45 The 2015 study divides the Site into two zones: Zone B occupies the south west corner of the Site within Worthing Borough, and Zone A comprises the remainder of the Site and the land to the north of Ferring Rife. By following the methodology set out in Section 2 of the study, it considers that Zone A has substantial landscape, visual and ecological sensitivity to development, and is of substantial landscape, visual and ecological value. By combining these judgements it concludes the Zone A has a negligible / low suitability for development. In

respect of Zone B, it considers this area to have a moderate sensitivity and substantial value and therefore, to have low suitability for development.

3.46 Following representations from site promoters, HDA undertook a further review of three sites judged to be of low suitability in the original study. The 2017 update to the Study considers, in more detail, the land in the south west corner of the Site (Zone 5B) and includes an assessment of the field to the south west of the Site which lies within Arun District, identified as Zone 5C. An extract from this study is contained in **Appendix H**.

3.47 This assessment considers Zones 5B and 5C to have a moderate sensitivity and value and a moderate suitability to accommodate development. This change in judgement appears to have resulted largely from the inclusion of Area 5C, which the report notes is surrounded by development and is less distinctive than the main open gap and makes less contribution to the setting of the National Park. This assessment concludes:

'Sites with a medium suitability are considered to have potential for limited development which should have regard for the setting of outstanding assets such as the National Park, and should take account of the form of existing settlement and the character and sensitivity of adjacent landscapes. In this instance, development within the site should be limited to the development area indicated on figure E, provided the green infrastructure proposals set out are incorporated.'

3.48 In respect of the sensitivity of Zone A, the Study scores the site moderately for landscape quality / intactness. It notes it has a major ecological sensitivity, although acknowledges that the majority of the zone consists of habitats of negligible conservation interest, with the exception of Ferring Rife. It notes that it makes a major contribution to the essential sense of separation of Goring-by-Sea and Ferring and a substantial contribution to the setting of the surrounding settlements. The Study states that there is limited potential to provide mitigation to offset the impact of development in this area. The Study identifies that the visual sensitivity of Zone A is major. The report notes that Zone A is prominent in views from Highdown Hill. However, from our own assessment it is apparent that it forms part of a wider panorama, which contains significant areas of built development on the low lying coastal plain.

3.49 In respect of landscape value, the Study notes that Zone A lies in close proximity of the South Downs National Park and makes a substantial contribution to the setting of the designated landscape. It notes that it makes a substantial contribution to local distinctiveness owing to its visual connection to the South Downs and its undeveloped character within a substantially built up area. The Site also scores highly for public access / recreation owing to the presence of the footpath at the southern boundary and views from it to the National Park.

Zone A also has a moderate score for perceptual qualities which include tranquillity and remoteness.

- 3.50 The Study concludes that Zone A has a substantial overall sensitivity to development and its overall value is also substantial. The Study states that 5A therefore has a negligible / low suitability for development.
- 3.51 Our own assessment of the Site would agree that Zones B and C have the least sensitivity to development, due to the containment afforded by existing housing at the edge of Ferring. The extent of Zone B however bears no relationship to landscape / geographic features or established field pattern and is therefore somewhat arbitrary (refer to Figure E in **Appendix H**).
- 3.52 In respect of Zone A, we would acknowledge that it is visible in some views from the South Downs National Park, although it is seen within the context of extensive urban development within the coastal plain, which borders the parcel on three sides. Zone A is also separated from the National Park by the route of the busy Littlehampton Road (A259). Development to the south of the power lines and Ferring Rife would retain a substantial area of open land alongside the boundary with the South Downs National Park, as well as a sense of openness along the route of Littlehampton Road.
- 3.53 Our own assessment identified the following points which are relevant in light of HDAs findings:
- The Site is not covered by any statutory or non-statutory landscape designations. It is largely devoid of intact landscape features and is of limited landscape quality / condition;
 - The Site has few perceptual qualities and cannot reasonably be described as being either tranquil or remote, particularly as it lies alongside the railway and areas of neighbouring built development;
 - There is limited public access to the Site, with the principle public footpath running alongside the railway;
 - Development in the southern part of Site 5 would follow a logical and robust landscape feature in the form of Ferring Rife, as opposed to the arbitrary boundary identified by HDA;
 - There are views of the Site from some receptors in the South Downs National Park, however these are seen in the context of existing built development on the coastal plain;
 - Site 5 forms an area of undeveloped land indented into the urban area. It relates strongly to the surrounding urban area of Goring-by-Sea / Ferring and plays little role in providing a setting to the South Downs National Park, which

is separated from the Site by the route of the busy Littlehampton Road (A259);

- The Site has limited ecological value and development can provide ecological enhancements alongside the Ferring Rife corridor and within areas of new open space;
- There are opportunities for improved recreational access to the open space alongside Ferring Rife. Although some views from the footpath, which borders the railway line, to the South Downs National Park would be lost, there would be opportunities for improved views from new areas of publically accessible open space;
- Additional development in Zone A would complement housing in Zones B and C and would provide better connectivity to the railway station and local facilities; and
- As set out above, Ferring and Goring-by-Sea have already coalesced and this is acknowledged in the HDA assessment. Retention of the northern part of the Site free from development would maintain a physical break between these built up areas along the route of Littlehampton Road.

3.54 In summary, it is our view that the Site is of lower landscape, visual and ecological value and sensitivity, and has a much greater capacity to accommodate development than suggested in this study. The HDA study places much emphasis on the role that the Site plays in the setting of the National Park. Our assessment found that the Site is separated from the National Park by the route of the A259, Littlehampton Road, and by intervening agricultural land. It is clearly much more closely associated with urban development on the coastal plain. Similarly, in views from the edge of the National Park, the Site is seen within the context of the wider urban area. Development south of Ferring Rife would be well related to the surrounding urban area, and the rife would provide a logical extent to development in this location, rather than the arbitrary boundary identified by HDA.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site occupies a single arable field which is indented into the existing urban fabric at the edge of the suburbs of Goring-by-Sea and Ferring, which have already merged to the immediate south of the Site along the route of the railway line. The northern edge of the Site is defined by the route of Ferring Rife, a significant drainage channel which crosses the farmland in an east-west direction. To the north, an area of farmland separates the Site from the A259 Littlehampton Road. In addition, there is a small field to the south west which lies between the Site and the properties at Green Park. High voltage, overhead electricity cables and lattice pylons cross the Site following the route of Ferring Rife in part, before dog legging southwards to cross the railway line. The Site and its immediate context are illustrated on the Aerial Photograph in **Appendix B** and on the photographs in **Appendix C**.
- 4.2 A public footpath extends along the length of the southern Site boundary with the railway, linking between Goring Street and Ferring Lane. A second footpath follows the hedge line at the south western edge of the Site, connecting through to Ferring Lane, close to the listed buildings at Clematis and Jasmine Cottages. In addition, there is evidence of several informal walking paths that follow the course of Ferring Rife and the periphery of the Site.
- 4.3 There are no landscape features of note contained within the body of the Site. Ferring Rife defines the northern edge of the Site. It is a broad drainage channel, several metres deep with steeply sloping grass banks. A watercourse follows the base of the channel, punctuated by occasional pockets of marginal vegetation.
- 4.4 An intermittent field hedgerow separates the Site from the small field to the south west. The remainder of the western boundary is bordered by the rear gardens of the dwellings on Ferring Lane.
- 4.5 To the east, the boundary with Goring Street is defined by intermittent sections of ditch and patches of scrub. The southern boundary with the railway line is demarcated by a chainlink fence and occasional thicket plants.

Topography

- 4.6 As explained above, the Site lies within the South Coast Plain NCA, an area of low lying, flat topography which sits at approximately 5m Above Ordnance Datum ('AOD'). Immediately north of Littlehampton Road, the land rises at the start of the South Downs. The summit of Highdown Hill is approximately 1km north of the Site. It occupies an elevated position at approximately 81m AOD, with extensive views available over the developed plain to the English Channel.

Beyond this, the landscape of the South Downs has a distinctly undulating downland character with frequent tracts of woodland.

Visibility

- 4.7 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Site Location Plan and Aerial Photograph contained in **Appendices A** and **B** and on the photographs in **Appendix C**. A description of the key views of the Site is contained within the tables in **Appendix J**.
- 4.8 The Site is relatively open and there are opportunities for near distance views from the adjoining highways and dwellings, however these are limited in scope owing to the density of urban development to the west, east and south of the Site. In addition, there are a number of views of the Site from public vantage points on the higher ground within the South Downs National Park.

Near Distance Views

- 4.9 There are near distance, open views from Littlehampton Road to the north (**Photographs 10, 11 and 12**). In these views, the Site forms part of a broad expanse of undistinguished farmland, and is seen in the context of surrounding built development on all sides, including the A259 Littlehampton Road, and the HV pylons which cross the Site. The dwellings at East Lodge and West Lodge to the north of the road, have similar views from upper storey windows. There are also views from the front of the Swallows Return Public House and from the footbridge leading to Northbrook College (**Photograph 09**). As the viewer moves a short distance east and west of the Site along Littlehampton Road, views are rapidly restricted by intervening development (**Photograph 17**).
- 4.10 There are relatively open views from a section of Goring Street to the east of the Site, and from windows in the front and side elevations of the neighbouring predominately flatted development (**Photographs 07 and 08**). As Goring Street (A259) rises to cross the railway, views of the site are restricted by the intervening buildings (**Photograph 16**).
- 4.11 There are views from the flatted development at Bluebell Way to the south east of the Site, over the intervening railway line. Views from the adjoining single storey / 1.5 storey housing further west however, are restricted by rear garden fencing and vegetation (Reverse view in **Photograph 10**). Similarly, views from public vantage points on Singleton Crescent are largely screened by existing housing, although there are glimpsed views between properties towards the higher ground at the edge of the National Park.

- 4.12 Passengers travelling on the railway line will experience open, albeit transitory views of the Site. There are also views from the footbridge at Goring-by-Sea Station (**Photograph 05**) and oblique views from the station platform.
- 4.13 There are open views of the Site from public footpath 2121(**Photographs 01, 02 and 15**) which follows the southern Site boundary. Similarly, there are relatively open views from footpath 2121_1 which follows the field boundary at the south western edge of the Site, although these views are filtered in places by intermittent hedgerow vegetation. The rising ground at Highdown Hill forms the backdrop to views north from these rights of way. However, the character of views from these footpaths is also heavily influenced by their proximity to the railway line and other development within the built up area, and by the prominent HV lattice pylons which cross the Site.
- 4.14 There are views from the rear of a number of dwellings at Ferring Lane, although these are restricted to varying degrees by rear garden vegetation and fences. The listed dwellings at Clematis and Jasmine Cottage have generous, well vegetated rear gardens, and views from the rear of the dwellings are heavily filtered. Similarly, a small number of bungalows at Green Park have views from side elevations, although again, these are restricted by hedging and fencing at the curtilage of the properties. Views from public vantage points on Ferring Lane to the west are limited to partial, glimpsed views between buildings (**Photograph 13**). There is a framed, partial view along Green Park, however it is restricted by vegetation at the end of the cul-de-sac (**Photograph 14**).

Middle and Long Distance Views

- 4.15 There are some views of the Site from Highdown Rise, which lies within Highdown Registered Park and Garden and Conservation Area, and leads to the public carpark adjacent to Highdown Gardens (**Photograph 20**). Views from the remainder of Highdown Conservation Area and the Registered Park and Gardens are limited by the density of vegetation within the grounds of the gardens. Views from the public carpark which serve the gardens are generally limited by intervening vegetation, although there are views towards the Site, where breaks occur (**Photograph 19**).
- 4.16 There are panoramic views south across the coastal plain available from the higher ground at Highdown Hill (**Photograph 21**). In views towards the coast from these elevated vantage points, the broad expanse of coastal development within the built up area of Worthing is conspicuous, with the Site visible in the middle ground, beyond Littlehampton Road. Due to the elevation of these viewpoints, the English Channel is visible beyond the built up area. As noted in the South Downs National Park: View Characterisation and Analysis (2015), these sea views are the main focus of views south and east from the edge of the National Park.

- 4.17 There are views available from public rights of way 2139_1 and 2139_4 which cross the farmland to the east of Highdown Gardens. Views from public footpath 2139_1 are largely prevented by the adjacent field hedgerow which follows the southern edge of the path, and by the buildings and earth stockpiles at Eurogreen Environmental Green Waste Recycling Centre. There are more open views available from the restricted byway (2139_4) which follows the access road to the recycling centre (**Photograph 18**). Again, in these views the Site is seen in the context of development within the coastal plain.
- 4.18 In long distance views from the open space on Honeysuckle Lane, High Salvington, the Site can be discerned with existing development in the middle ground and the backdrop to the Site (**Photograph 22**).
- 4.19 There is a similar but more distant view from the higher ground in the vicinity of Cissbury Ring (**Photograph 23**). In views from here, the Site can be discerned in the distance, beyond the housing areas at Findon Valley and High Salvington, which occupy the sides of the intervening ridges.

Landscape Quality, Value and Sensitivity

- 4.20 The Site does not carry any statutory or non-statutory designations for landscape character or quality. It comprises a large arable field outside of the National Park which forms part of a rectangular area of farmland indented into the urban area. It is located within the Littlehampton and Worthing Fringes LCA as described in the Landscape Character Assessment of West Sussex. This character area encompasses the Site and the rising ground on the lower slopes of Highdown Hill immediately to the north. The Site displays many of the key characteristics of this LCA, in that it is low lying farmland, influenced by the adjacent urban edges and is crossed by the broad drainage ditch, Ferring Rife. The rising land to the north of the A259, which includes the land at the southern edge of the National Park and the fields to the west, includes areas of arable farmland, but also contains a number of urban fringes uses including paddocks, light industry and playing fields.
- 4.21 The Site and the adjacent farmland are largely devoid of any significant landscape features, with the exception of the large drainage channel, Ferring Rife. It is heavily influenced by the proximity of residential development, highway infrastructure, the railway line and by the large lattice pylons that extend across the Site.
- 4.22 The Site and adjacent farmland form an undeveloped area of land within the existing urban fabric, and is not recognised as performing any special role in terms of development plan policy. Its contribution to the setting of the adjoining built up area in its current form is limited, owing to presence of the adjoining highways, railway line and the unsatisfactory interface with the rear gardens of

dwellings located in Ferring. Accordingly, the Site is assessed as being at the lower end of **medium** landscape quality.

- 4.23 In terms of landscape value, the Site is of little scenic quality and is in relatively poor condition with few intact landscape features. The arable farmland has very limited conservation interest, and it is not a rare landscape, nor is it representative of a particularly important landscape character type. There is limited public access to the Site along the public right of way which follows the southern boundary. In addition, the Site is visible from the edge of the National Park, although it forms part of a wider panorama which includes extensive urban development. There are also public views from within the Site towards the National Park, however similar views are available from public vantage points within the local area. Overall, the Site is assessed as being of **medium** landscape value.
- 4.24 As stated above, the Site is not statutorily or non-statutorily designated for landscape character or quality. Emerging policy (Draft Policies SP5 and SP6) identifies the Site as located within a proposed Local Green Gap and an area identified as proposed Local Green Space. As set out in Section 5 and **Appendix G**, our own assessment concluded that development in line with the Concept Masterplan would maintain a physical 'break' between the settlements of Ferring and Goring-on-Sea along the route of Littlehampton Road, as an area of open farmland would be maintained between Worthing Road and the Ferring Rife (notwithstanding the fact that the residential areas have already merged to the south of the Site). Moreover, the Site manifestly fails to meet the criteria for Local Green Space as set out in the NPPF and the Planning Practice Guidance.
- 4.25 The Site is an extensive tract of farmland and does not have qualities which are demonstrably special which would elevate its status beyond ordinary farmland. It is not therefore a 'valued' landscape in respect of paragraph 170(a) of the NPPF.
- 4.26 Landscape sensitivity is judged according to the type and scale of development proposed, and the ability of the landscape as a resource to accommodate the development. The Site is closely associated with the surrounding urban area, with built development bordering it on three sides and Ferring Rife on the remaining side, beyond which is the A259. Although it lies in close proximity to the South Downs National Park, it is separated from it by the route of the A259, Littlehampton Road, and by the farmland to the north of the rife. The Site shares few characteristics with the landscape of the South Downs, and clearly relates to development on the low lying coastal plain. Development within the Site would not appear incongruous given the surrounding urban context and the scale of the proposed development. As there is some inter-visibility between the Site and receptors at the edge of the National Park, the Site is assessed as being of **medium** landscape sensitivity to the proposed residential development.

- 4.27 To the north, the landscape at the edge of the South Downs National Park lies within LCA B4: Angmerring and Clapham Wooded Estate Downland as described in the South Downs Integrated Landscape Character Assessment. This area includes the rising chalk ridge at Highdown Hill, the Scheduled Monument at Highdown Hill and Highdown Conservation Area, and Highdown Park Registered Park and Garden (Grade II*). This area is also influenced by its proximity to built development on the coastal plain and urban fringe uses along the route of the A259. Overall this area is assessed as being of **very high** landscape quality, value and sensitivity.
- 4.28 The neighbouring townscape is characterised by predominantly 20th century housing and flats. It also includes the A259 road, education and commercial sites, and Goring-by-Sea station. It is assessed as being of **medium** townscape quality.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The following section assesses the ability of the Site to accommodate the proposed development and potential impacts on the character of the landscape and visual amenity.

5.2 The Site is the subject of an outline planning application for a mixed use development of up to 475 new dwellings, associated infrastructure, open space, a local centre, car parking for the adjacent railway station, and undergrounding of the overhead HV cables. This assessment has informed the preparation of a Concept Masterplan and a Landscape Strategy, which shows how a comprehensive landscape-led development can be delivered at the Site (**Appendices E and F**). The key landscape and visual principles which are shown on the Landscape Strategy, and described in the accompanying Design and Access Statement, are as follows:

- The proposed housing area to be located to the south of Ferring Rife, with the majority of the built form set back to the south of the current alignment of the overhead powerlines. The arable field to the north of Ferring Rife will remain in agricultural use;
- Existing HV lattice pylons which cross the Site are to be removed and the cables under-grounded;
- Ferring Rife to be retained alongside an area of semi-natural open space. New landscape and ecological enhancements to be undertaken along the route of the watercourse to increase bio-diversity and provide new areas of aquatic and marginal habitat;
- New tree and shrub planting, and species rich grassland creation to be undertaken within the open space at the northern Site frontage. New planting will provide an attractive setting for the new development and will soften and filter views of the new homes from Littlehampton Road and from the higher ground at the edge of the South Downs National Park;
- Areas of open space to extend through the proposed built form, to break up the development parcels and to provide a varied building line and considered frontage to the open space to the north;
- Development to be set back from the Site access from Goring Street, to provide a landscaped gateway to the new development;
- New hedgerow and standard tree planting to be undertaken at the periphery of the Site and within the open spaces to restore / recreate historic field boundaries;

- Offsite hedgerow and tree planting to be undertaken to the perimeter of the field to the north of the Site (within the control of the applicant), to provide additional linear habitat and provide additional landscape structure at the frontage with adjacent highways;
- New native buffer planting alongside the railway corridor to the south;
- Existing public rights of way to be retained within areas of open space and new pedestrian / cycle connections created through areas of open space and alongside Ferring Rife;
- Landscaped sustainable drainage features will form an integral part of the open spaces;
- Play areas will be incorporated within the development area; and
- Appropriate outward facing development which positively addresses areas of open space and adjoining highways.

5.3 In the following section, a commentary is made on the effects of developing the Site against a series of landscape criteria. Summary tables describing the landscape and visual effects are contained in **Appendix J**.

Relationship to Settlement

5.4 The Site is closely related to the existing urban area, with residential development extending along three sides. To the west, the boundary is defined by the rear gardens of housing in Ferring; to the south the boundary is formed by the coastal railway line with built development beyond; whilst to the east, is the urban edge of Goring-by-Sea with existing development to the west of Goring Street (A259) following the eastern edge of the Site. Goring-by-Sea railway station is located adjacent to the south east corner of the Site.

5.5 Development would extend built form along the northern edge of the railway line into an area of farmland. Development in this location would be very well related to existing settlement. The land to the north of Ferring Rife would remain as productive farmland, maintaining a significant 'break' in built development along the route of the A259.

5.6 The Landscape Strategy illustrates how development can be accommodated at the Site. The new homes will extend the existing built form northwards between Goring Street and the existing houses on Ferring Road, however development would be set back from Ferring Rife behind an area of publically accessible open space. Housing will be orientated to address the proposed open space and adjoining highways. New landscaping within the open space and at the edge of the Site will provide an attractive frontage for the new homes, assimilating the built form into the surrounding urban area.

5.7 New recreational routes through the open space and alongside Ferring Rife will link to the surrounding area. The proposals will provide a substantial new open space resource for residents of the new development, as well as existing residents who will have access to the open spaces.

Landscape Features

5.8 There are no landscape features contained within the Site which pose a constraint to development in this location. Ferring Rife will be retained within a landscaped corridor and enhanced to the benefit of landscape character and local wildlife. The land to the north of the rife will remain as farmland.

5.9 The Landscape Strategy shows that there are also opportunities to enhance the landscape and ecological value of the open spaces within the Site. Key interventions include the following:

- Landscape and biodiversity enhancements along the route of Ferring Rife;
- New native tree, shrub and species rich grassland creation;
- Restoration / recreation of former field boundary structure, both on-site and within the farmland to the north (which is in the control of the applicant);
- New aquatic and marginal habitat creation within sustainable drainage features;
- Native thicket and tree planting along the route of the railway line; and
- Reinforcement and management of the existing on-site vegetation.

5.10 The above interventions accord with the land management guidelines for SC11 Littlehampton and Worthing Fringes LCA, as described in the Landscape Character Assessment of West Sussex. The proposals will provide substantial areas of new habitat within the open spaces across the Site.

Public Rights of Way

5.11 The existing public footpath alongside the southern boundary can be retained along its current alignment. This route currently follows the existing fence line which marks the edge of the railway line. In addition, there is an opportunity to divert / provide an alternative route for this connection through an area of open space at the southern edge of the Site. This route could also be upgraded to provide a more accessible surfaced pedestrian / cycle link which connects the surrounding residential area to Goring-by-Sea railway station.

5.12 The proposals will also provide a series of recreational footpaths through areas of open space and alongside Ferring Rife. This will significantly increase public

access to the Site and provide new walking routes alongside the watercourse and within areas of landscaped open space. The proposals will benefit residents of the new development, as well as existing residents who currently have limited access to the Site.

Visibility

- 5.13 The visual appraisal set out in Section 4 identifies that due to the relatively open nature of the Site, there are some opportunities for views from adjoining dwellings and public highways. Middle and long distance views from the south, east and west of the Site are prevented by intervening development, however there are opportunities for views from the rising ground within the South Downs National Park to the north.
- 5.14 A number of illustrative Photomontages have been prepared from the viewpoints at Highdown Hill (Viewpoint 21), from Highdown Rise leading to Highdown Gardens (Viewpoint 20), and from Littlehampton Road (Viewpoint 12, as shown on plans in **Appendix I**). These illustrate the extent of the visibility and likely change to these views as a result of the proposed development. The photomontages are based on the parameters shown on the Concept Masterplan / Landscape Strategy, and described in the Design and Access Statement. Photomontages have been prepared at Year 1, when the proposed landscaping is installed, and at Year 15, when any landscape mitigation has established. An assumption has been made that new broadleaf planting will have grown on average 5m in 15 years. The following section makes reference to the photomontages where relevant.

Near Distance Views

- 5.15 In views from Littlehampton Road, development will be visible to the rear of the adjacent arable field and set back behind the open space along the route of Ferring Rife. The photomontage from Viewpoint 12, shows the view from the western approach along Littlehampton Road.
- 5.16 In views from the public highway, the new housing will occupy the middle ground, between existing development in Goring-by-Sea and Littlehampton Road. The redefined settlement edge will broadly following the existing line of HV pylons, which will be under-grounded as part of the proposals. The new housing will be located in closer proximity to Littlehampton Road than is the existing case. However, the visual effects will be offset in part by environmental improvements within the open space alongside Ferring Rife and by the undergrounding of the prominent HV pylons. The new landscaping will provide a pleasant setting for the new homes, and will filter and soften views towards the new and existing settlement edge.

- 5.17 Effects on views from Littlehampton Road will largely be from the section of highway in proximity to the northern Site boundary, and experienced within the context of the wider urban area which follows the southern edge of the carriageway to the east and west of the Site. As receptors move beyond the Site, views of the new development will rapidly be screened by existing development within the urban area. The proposed development will not appear out of character in these views, as it will be seen within the context of the existing built up area, and the new homes will be set back some distance from the edge of the carriageway beyond the arable field to the north.
- 5.18 The proposals will be visible from a section of Goring Street to the east and from a number of dwellings at the western edge of Goring-by-Sea. The proposed built development will extend housing northwards broadly in line with existing development and green space to the west of Goring Street (A259). The existing built form along this section of the A259 will partially screen views of the new homes when traveling along the highway immediately east of the Site. Further north there will be relatively open views of the new homes and Site access. These views will be experienced within the context of surrounding development. The new housing will be set back from the proposed roundabout at the Site access, with new built development framing the proposed access road. New landscaping at the entrance to the Site will soften views of the buildings, and provide an appropriate setting for the new homes. Landscaping within the northern part of the Site, and the removal of the existing pylons, will also have some positive effects on the approach along Goring Street from the north.
- 5.19 Views from the bungalows to the south of the Site are limited by boundary fencing, however the upper floors of dwellings will be visible in the southern part of the Site. There will be more open views from the upper floors of the flats at Bluebell Way, to the south east. The existing open views of farmland and the backdrop of the rising ground at the edge of the South Downs will be interrupted by built development, albeit seen to the rear of the coastal railway line and new landscaping.
- 5.20 There will be glimpsed views of upper floors and roof lines of development from Singleton Crescent, seen between existing housing to the north of the street. New landscaping at the southern edge of the Site will filter these limited views once established.
- 5.21 There will be views available to passengers travelling on the coastal railway, however by their nature these will be transitory and brief and perceived in the context of the larger urban context through which the train has been passing.
- 5.22 There will be open views of the new development from the public footpath which follows the southern Site boundary, and the footpath which crosses the farmland to the south west. These footpaths can be routed through / alongside areas of open space, however the existing open views across the Site to the

rising ground to the north will largely be lost, except where framed views will remain along the proposed green corridors. Whilst existing views north from these footpaths will include the proposed housing, the proposed recreational routes and open space alongside Ferring Rife will retain open public views to the north.

- 5.23 Filtered views from the rear of the properties on Ferring Lane will largely be of the open space in the northern part of the Site. There will be partial views of the new housing from a small number of properties to the south of Ferring Lane and on Green Park, however these will be filtered by boundary vegetation and seen beyond the field to the south west of the Site.

Middle and Long Distance Views

- 5.24 The Site is visible in views from the higher ground at the edge of the National Park, predominately from vantage points on Highdown Hill. The photomontage from Viewpoint 21, illustrates the change to the existing view as a result of development at the Site.

Representative Views from Highdown Hill

- 5.25 The viewpoint at Highdown Hill is identified and described in the South Downs National Park: View Characterisation and Analysis study. This report identifies this view as representative of view points on the high downs looking south out to sea. The hill fort at Highdown Hill is also identified as a landmark within the National Park. The study identifies the special qualities of these view types, and also provides guidance on the aims and management of these views. The following section considers the impact of the proposed development on the special qualities of the identified views to the sea.
- 5.26 The study notes that views from Highdown Hill include the densely populated coastal towns of Worthing and Ferring, which contrast with the remote qualities associated with other elevated view points in the National Park. It goes on to state that extensive sea views are the main focus of this view. In terms of special qualities, the study states that the view type represents 'breathtaking views' which, amongst other things, reveal the tranquillity of the South Downs compared to the settled coastal plain. Amongst the threats to the view, it notes intrusive new development that affects the sense of tranquillity within the National Park, although it acknowledges that development is an existing part of these views. Urban settlement is the key characteristic of the coastal plain, and as noted above, it is this quality which emphasises the tranquillity evident within the largely undeveloped National Park. New development within the coastal plain will therefore be consistent with the existing character of views across this area. Development which is carefully planned and sited in close proximity to existing built development on the coastal plain, and includes appropriate landscape mitigation, need not therefore result in 'intrusive' development.

- 5.27 The photomontage from Highdown Hill (in **Appendix I**) illustrates the existing view from the high point near the Scheduled Monument, and the likely changes to the view as a result of development in years 1 and 15 post completion. From this vantage point, panoramic views over the developed coastal plain are available, with the coast line and sea visible in the backdrop. In this view, the Site lies within the middle distance (approximately 1km from the viewpoint) and forms part of a rectangular area of undeveloped land which lies within the low lying coastal plain. Farmland is also visible on the lower slopes of Highdown Hill, with paddocks and horsiculture visible to the right of the view.
- 5.28 The proposed development would extend the built edge northwards, broadly in line with the existing HV pylons, which are a visible and detracting component of the existing view. However, the proposed development would not extend closer to Highdown Hill than the existing development which adjoins the Site. Whilst development would inevitably increase, to a certain degree, the amount of visible development within the coastal plain, it would not be introducing a new or uncharacteristic element to the view. The study undertaken by the South Downs National Park recognises that urban development is a characteristic feature of views across the developed coast.
- 5.29 The photomontage, clearly illustrates the relationship between the proposed development and the existing neighbouring settlement on the coastal plain. In these views, the new housing would form a logical extension to the surrounding built up area. The retention of the farmland to the north, combined with environmental improvements alongside Ferring Rife, the undergrounding of the pylons, and the careful design and landscaping of the new urban edge, will assist in assimilating the development into the existing urban area. In addition, the proposed development maintains a buffer of farmland and semi-natural open space to the north, which provides a transition between the urban area and the lower slopes of Highdown Hill, albeit one that is truncated by the route of the A259 Littlehampton Road. This transition, is clearly evident on the photomontage.
- 5.30 Development at the Site will be visible in views from Highdown Hill. However it will clearly relate to settlement within the coastal plain. Given its relationship to the surrounding urban area, the new development will not intrude on the undeveloped character of the South Downs, which is more evident in views northwards from Highdown Hill. Similarly, development will not have any material impact on the tranquillity of the downs, given the light sources, built development and highway infrastructure already established in the immediate area. As stated in the study, the main focus of these views is the visual relationship between the South Downs and the sea. Again, due to the elevated nature of this viewpoint, the proposed development would not interrupt views towards the sea, which will remain visible to the south of the main urban area, as evident on the photomontage.

- 5.31 Given the sensitive nature of views from the South Downs, the proposed development will include measures to minimise any impacts on these views. Development will respect the scale and density of the surrounding area, with lower density development located at the northern edge of the Site. The creation of semi-natural open space alongside Ferring Rife will incorporate native planting to soften and filter views of the new settlement edge. In addition, areas of open space and tree planting will break up the development parcels. The undergrounding of the overhead power line, and removal of the lattice pylons, will also remove an existing prominent and detracting element in views. By adopting this approach, the proposals respect and will not offend the special qualities which are identified in the South Downs National Park: View Characterisation and Analysis (2015).
- 5.32 Beyond the Scheduled Monument at the top of Highdown Hill, there are similar, but generally less extensive views, from vantage points on public rights of way which cross the hillside, and from the restricted byway 2931_4 to the east of Highdown Gardens.

Highdown Conservation Area and Registered Park and Garden

- 5.33 The development will be visible from Highdown Rise, within Highdown Conservation Area and Registered Park and Garden. The photomontage from Viewpoint 20 illustrates the change in the view from the access drive, as a result of development. In views from the access driveway, the proposed development would be seen in the middle ground, and in the context of, the existing urban area and separated by farmland to the south of Littlehampton Road and on the lower slopes of Highdown Hill. Landscaping within the open space to the north of the Site, and within the Green Corridors between the development parcels will soften views of the new homes, and provide an appropriate landscaped edge between the built up area and the adjacent farmland.
- 5.34 Views from within the grounds of the Registered Park and Garden are limited by the existing vegetation within the grounds. These views are mainly inward looking.

Open Space at High Salvington and Cissbury Ring

- 5.35 In long distance views from the open space on Honeysuckle Lane, High Salvington (approximately 3.6 km north east of the Site) towards the coastal plain, the Site is perceptible within the surrounding urban area. The proposed development will be visible, however, the retention of the farmland and the open space alongside Littlehampton Road and Ferring Rife will maintain a visible open area here. Given the distance and the existing character of the view, which includes the rolling downs in the foreground, and urban development in the middle and long distance, there will be little impact on the visual amenity or character of these views.

- 5.36 Similarly, in views from higher ground at Cissbury Ring (approximately 5.5km from the Site), the Site is visible as a very small part of a much wider panorama. Development at the Site would be discernible, but it would be seen in the context of other built development, including the housing in Findon Valley and High Salvington, which are conspicuous in the foreground.

Landscape Character and Quality

- 5.37 The Site does not carry any statutory or non-statutory designations for landscape character or quality. It is undistinguished in landscape terms and has few notable features save the large drainage ditch, Ferring Rife. It is influenced by its proximity to the existing urban area, the coastal railway line and by the lattice pylons which cross it, to the south of Ferring Rife. It is separated from the National Park by the well trafficked Littlehampton Road (A259), and it clearly relates to urban development within the low lying coastal plain. It shares none of the characteristics associated with the rolling, wooded landscape of the South Downs.
- 5.38 The proposed development is located to the south of Ferring Rife, set back behind an area of semi-natural open space and the farmland which follows the edge of the A259. This area will provide a transition between the arable farmland at the southern edge of the National Park, and the proposed urban area to the south of Ferring Rife. The proposals will result in the loss of an area of undistinguished farmland, which forms part of a larger area of farmland (part of SC11: Littlehampton and Worthing Fringes LCA), which extends alongside Littlehampton Road and includes the fields a short distance to the north, which lie within the National Park. The Site is separated from the South Downs National Park by the route of the A259, which marks the boundary between the densely populated, low lying coastal plain and the rolling downs landscape.
- 5.39 Development in the location proposed would relate to the surrounding urban uses, and would be consistent with the surrounding settlement pattern. Environmental improvements within the open space to the north and the adjacent farmland would be consistent with the land management guidelines set out in the Landscape Character Assessment of West Sussex in the following ways:
- Opportunity to restore former field boundary structure strengthening the existing landscape framework to the north of the built part of the Site;
 - New woodland, tree and shrub planting to filter views to the urban edge;
 - Landscape and ecological enhancements to Ferring Rife; and
 - Species rich grassland creation.

- 5.40 The more significant landscape effects would be experienced within the Site and within the farmland to the immediate north. However, this would be the case with any development of green field land at the edge of a settlement. There is some inter-visibility between the Site and viewpoints at the edge of the National Park, however the new development will be closely related to existing development within the coastal plain, and landscape effects on the character of the rolling downland will be very limited.

Separation between Goring-by-Sea and Ferring

- 5.41 The Site is not covered by any form of 'gap' policy in the Worthing Development Plan. It currently provides an area of largely undeveloped land, although it is crossed by HV pylons, and surrounded on three sides by the settlement in Ferring and Goring-by-Sea. In townscape terms, it provides a break in the built form along the route of Littlehampton Road. The relatively open character of the Site means that there are few physical or visual barriers to prevent views between the two settlements.
- 5.42 The Draft Worthing Borough Local Plan identifies the land north of Goring Station as part of a proposed Local Green Gap. CSA prepared separate representations in respect of this emerging policy which were submitted as part of the Regulation 18 Local Plan Consultation (see **Appendix G**). The following section summarises the key points set out in these representations.
- 5.43 The purpose of the Local Green Gap, as set out in draft Policy: SP5, is to maintain the separate identity and character of the settlements at Worthing and Ferring. The draft policy states that any development within the Gap must not individually or cumulatively lead to coalescence between the settlements. This draft policy is therefore a spatial planning tool designed to maintain the separate identity of adjoining settlements. It is not therefore concerned with landscape character or ecological value, which are entirely separate considerations.
- 5.44 In terms of spatial separation, the settlements at Goring-by-Sea and Ferring have visibly and physically coalesced along the route of the railway line, immediately to the south of the Site. As acknowledged in the Landscape and Ecology Study of Greenfield Sites in Worthing, 1950's development alongside Goring Way has established a substantial link between the adjoining urban areas. The Site therefore does not prevent coalescence, as this has already occurred.
- 5.45 The Site occupies an area of undeveloped land between two urban areas, which have already merged to the south. Development at the Site will inevitably extend into the open land between the northern extents of these settlements. Despite this, and in light of the current significant shortfall in housing within the Borough, some development in this area could be accommodated without impacting on the existing townscape function of the Site, namely to provide a

break in urban development when experienced from Littlehampton Road. The Concept Masterplan demonstrates how this can be achieved:

- Development would be located to the south of Ferring Rife and the field to the north would remain open;
- Development will reduce the quantum of open land between the settlements, but it will not cause coalescence because this has already occurred;
- In views from Littlehampton Road and the National Park, a significant break in urban development would remain and would continue to provide the foreground to views of the urban area (as illustrated in the Photomontage from Viewpoint 21);
- New public open space along the route of Ferring Rife and new publicly accessible footpaths will open this area up for recreational use;
- The proposals would result in a considered settlement edge which provides a more appropriate interface with the adjoining open space and farmland than the existing unsympathetic railway line; and
- New landscaping alongside Ferring Rife and within the farmland to the north, including new hedgerow and tree planting, would assist in integrating and maintaining the visual link / connection with the farmland to the north of Littlehampton Road, while creating an appropriate setting for the built form to the south.

Local Green Space

5.46 The site is not identified as Local Green Space in the adopted Worthing Development Plan. Draft Policy SP6 of the emerging Local Plan proposes the land within the Site as part of a Local Green Space, however the emerging plan is at the early stages of plan preparation and has yet to be tested through independent Examination. If the designation is ever confirmed, it is a significant designation and conveys on the land the highest level of protection akin to Green Belt, thus effectively precluding any development unless very special circumstances exist to justify it. CSA prepared separate representations in respect of this emerging policy which were submitted as part of the Regulation 18 Local Plan Consultation. A copy of the representations is contained within **Appendix G**.

5.47 These representations demonstrate that the proposed Local Green Space designation, in respect of the land within the Site, manifestly fails to meet the majority of qualifying criteria set out in the NPPF. This proposed designation would therefore be inappropriate and unsubstantiated, given that the Site is an extensive tract of farmland and does not have qualities which are demonstrably special and of particular local significance.

6.0 CONCLUSION

- 6.1 CSA Environmental has been instructed by Persimmon Homes Thames Valley to undertake a landscape and visual impact assessment of land north west of Goring Station. CSA has been involved in the promotion of the Site for several years, and has provided advice on landscape and visual matters, which has informed the preparation of the current outline planning application, and Concept Masterplan. The proposals have developed as part of an iterative process, to ensure that the development responds sensitively to its location and surrounding context.
- 6.2 The Site is now the subject of an outline planning application to Worthing Borough Council for the following:
- 'Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.'*
- 6.3 The Site occupies an arable field which forms part of larger rectangular land parcel of farmland, which is surrounded on three sides by the built form of the adjoining settlements of Ferring and Worthing. A short distance to the north, beyond Littlehampton Road is the start of the South Downs National Park.
- 6.4 The Site is relatively open and there are some opportunities for near distance views from the adjoining highways and dwellings, however these are limited in scope owing to the density of urban development to the west, east and south of the Site. In addition, there are a number of views of the Site from public vantage points on the higher ground within the South Downs National Park. The viewpoint at Highdown Hill is identified and described in the South Downs National Park: View Characterisation and Analysis study. This study identifies this view as representative of viewpoints on the high downs looking south out to sea, across existing development in the settled coastal plain.
- 6.5 The Site does not carry any statutory or non-statutory designations for landscape character or quality. It is located within the Littlehampton and Worthing Fringes LCA as described in the Landscape Character Assessment of West Sussex. This character area encompasses the Site and the rising ground on the lower slopes of Highdown Hill immediately to the north. The Site displays many of the key characteristics of this LCA, in that it is low-lying farmland, influenced by the adjacent urban edges and is crossed by the broad drainage ditch, Ferring Rife. The rising land to the north of the A259, which includes the land at the edge of the National Park and the fields to the west, comprises areas of arable farmland but also contains a number of urban fringe uses including paddocks, light

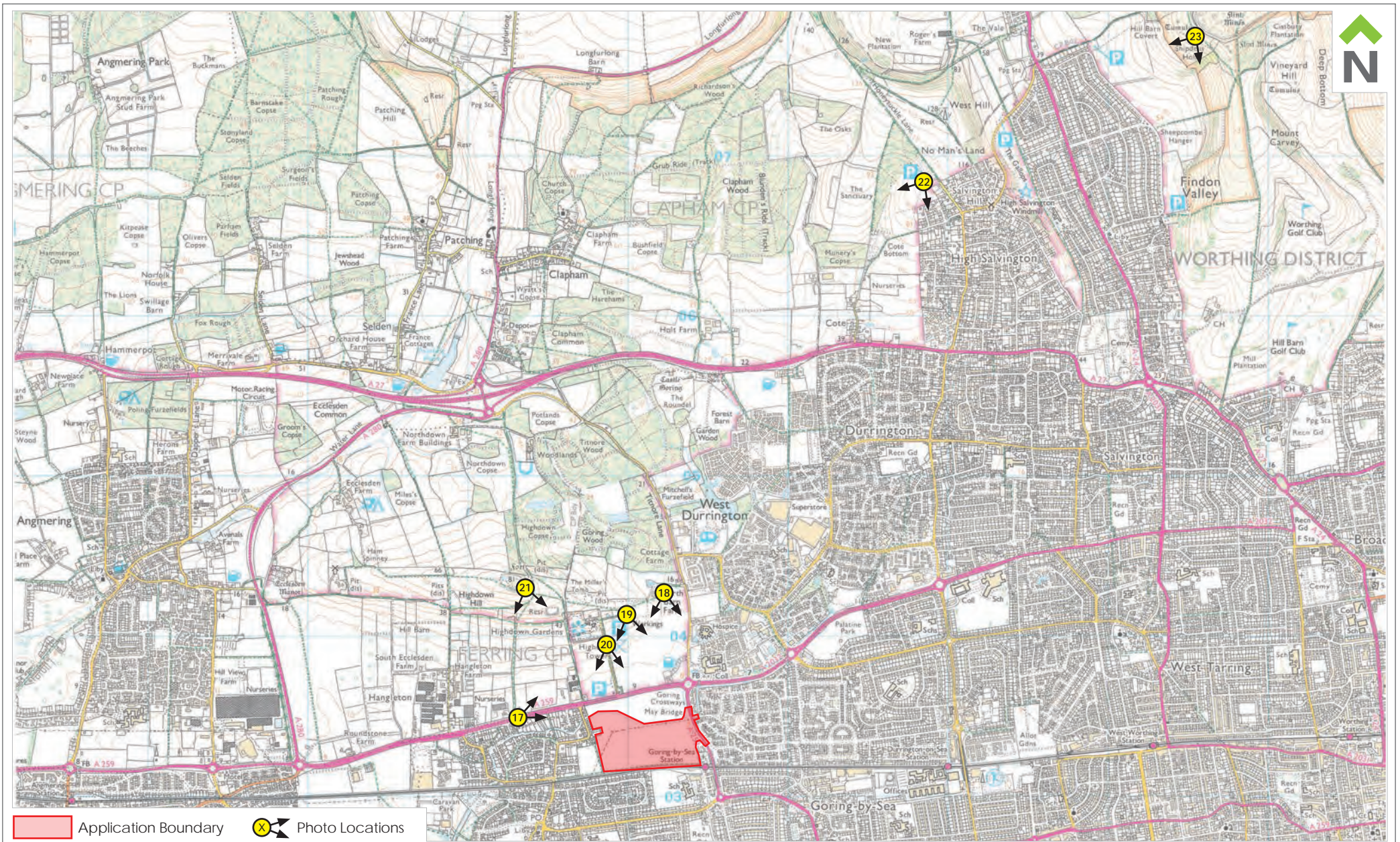
industry and playing fields. The Site is assessed in this report as being at the lower end of **medium** landscape quality and **medium** landscape value. In terms of landscape sensitivity, the Site is well related to surrounding urban development, is of relatively low landscape and environmental quality. Landscape sensitivity to the proposed development was therefore assessed as **medium**.

- 6.6 This assessment has informed the preparation of a Concept Masterplan and Landscape Strategy Plan. These plans show development set back behind an area of semi-natural open space which follows the route of Ferring Rife. The Landscape Strategy demonstrates that there are significant opportunities for environmental enhancements within the open spaces across the Site, including restoration of the former field hedgerow framework and new tree and shrub planting, and species rich grassland creation.
- 6.7 The visual assessment found that in views from Littlehampton Road and public highways which border the Site, development will be seen within the context of existing built development, and set back behind farmland and open space.
- 6.8 In views from vantage points on Highdown Hill, the Site lies within the middle distance and forms part of a rectangular area of open land which lies within the low lying, settled coastal plain. Development at the Site will be visible in views from Highdown Hill. However, as shown on the accompanying photomontage, it will clearly relate to existing settlement on the coastal plain and can be delivered in a manner which respects the special qualities of seaward views from the National Park.
- 6.9 In terms of landscape effects, the proposals would result in the loss of an area of undistinguished farmland, which would be replaced by new homes and substantial areas of open space. Development in the location proposed would relate to the surrounding urban uses, and would be consistent with the surrounding settlement pattern. The proposed development would be located to the south of Ferring Rife, set back behind an area of semi-natural open space and the farmland which follows the edge of the A259. Despite some inter-visibility, landscape effects on the character of the rolling downland of the National Park will be very limited.
- 6.10 Draft policy SP5 proposes the land within the Site, as part of a Local Green Gap which serves to prevent coalescence between these neighbouring settlements. The emerging Worthing Local Plan is at the early stages of preparation, and the gap policy has not been tested at Examination. Our assessment of the Site found that coalescence has already manifestly occurred to the south of the Site. Nevertheless, whilst development will extend onto land between the settlements, it can be accommodated in a manner which still retains a significant spatial break within the built up area.

6.11 This assessment concluded that development at the Site in the manner shown on the Concept Masterplan / Landscape Strategy, can be delivered in a manner which respects the character of the local landscape / townscape and sensitive views from the National Park. The proposals are for a well-considered development, and the new housing will be set within a framework of green infrastructure, including significant areas of new publically accessible open space.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



Application Boundary
 Photo Locations



Dixies Barns, High Street,
 Ashwell, Hertfordshire SG7 5NT
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 e ashwell@csaenvironmental.co.uk
 w csaenvironmental.co.uk

Project Land North West of Goring Station
Drawing Title Site Location Plan
Client Persimmon Homes Thames Valley

Date July 2020
Scale @ A4 NTS
Drawn PH
Drawing No. CSA/2304/114
Rev A
Checked CA

Appendix B

Aerial Photograph
(Showing near distance photo locations)



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Project Land North West of Goring Station

Drawing Title Aerial Photograph

Client Persimmon Homes Thames Valley

Date July 2020

Scale @ A4 NTS

Drawn PH

Drawing No. CSA/2304/115

Rev A

Checked CA

Appendix C


Photosheets



Photograph 01 View from public footpath 2121 within Site, looking north west



Photograph 02 View from public footpath 2121 within Site, looking north


		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land North West of Goring Station	Drawing No. CSA/2304/116	
Drawing Title Photosheets		Date July 2020		
Client Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	



Photograph 03 View from north eastern corner of Site looking west, along Ferring Rife



Photograph 04 View from north eastern corner of Site, looking north

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		Project Land North West of Goring Station	Drawing No. CSA/2304/116	
Drawing Title Photosheets	Date July 2020			
Client Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Ferring Rife

Approximate extent of Site



Photograph 05

View from from pedestrain crossing at Goring Station

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:19
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north west



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116
Drawing Title	Photosheets	Date	July 2020
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA Rev A



Photograph 06

View from cycle path alongside eastern Site boundary

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 02.07.2020, 15:22
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: south


		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North West of Goring Station	Drawing No. CSA/2304/116		
Drawing Title	Photosheets	Date July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A

Flatted development at Bluebell Way



Photograph 07 View from junction of The Strand and Goring Street

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 02.07.2020, 15:15
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 70°
 Looking direction: south west

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		Project Land North West of Goring Station	Drawing No. CSA/2304/116	
Drawing Title Photosheets		Date July 2020		
Client Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site



Photograph 08

View south from Goring Street

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:11
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116		
Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site
Ferring Rife



Photograph 09

View from footbridge over A2032 - Littlehampton Road

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:09
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116		
Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife



Photograph 10 View from footway alongside Goring Street and A259 - Littlehampton Road roundabout junction

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
02.07.2020, 15:06
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: south west



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116		
Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	


Ferring Rife

Approximate extent of Site



Photograph 11 View from A259 - Littlehampton Road

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 02.07.2020, 15:00
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North West of Goring Station	Drawing No. CSA/2304/116		
Drawing Title	Photosheets	Date July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A

Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife

Housing on Singleton Crescent



Photograph 12

View from A259 - Littlehampton Road looking south east

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:53
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116
Drawing Title	Photosheets	Date	July 2020
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA Rev A

Approximate extent of Site



Photograph 13

View from Ferring Lane at junction with public foot-path 2121_1

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:46
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east

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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116
Drawing Title	Photosheets	Date	July 2020
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA Rev A

Approximate extent of Site



Photograph 14

View from Green Park

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:39
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116		
Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site
Western Site boundary




Panorama 15 For context only



Photograph 15

View from public footpath 2121

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:35
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east

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Project	Land North West of Goring Station	Drawing No. CSA/2304/116		
Drawing Title	Photosheets	Date July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A

Approximate extent of Site



Panorama 16 For context only



Photograph 16

View from Goring Street

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 02.07.2020, 15:27
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: north west



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Drawing Title	Photosheets	Date	July 2020
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA Rev A

Approximate extent of Site



Photograph 17

View from A259 - Littlehampton Road

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:42
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116				
Drawing Title	Photosheets	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	PH	Checked	CA	Rev	A

Approximate extent of Site



Photograph 18

View from restricted byway 2139_4

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 13:14
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116		
Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site

Ferring Rife



Photograph 19

View from public carpark at Highdown Gardens

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 12:04
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116		
Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site

Ferring Rife



Photograph 20

View from public footpath 2139/Highdown Rise

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 13:24
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south



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Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site

Ferring Rife



Photograph 21

View from public footpath 2139_3, Highdown Hill view-point

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 12:23
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116		
Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Approximate extent of Site



Photograph 22

View from car park and public open space on Honeysuckle Lane, High Salvington

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 13:50
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116
Drawing Title	Photosheets	Date	July 2020
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA Rev A

Approximate extent of Site



Photograph 23

View from public bridleway 2081 at Cissbury Ring

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 16:17
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west

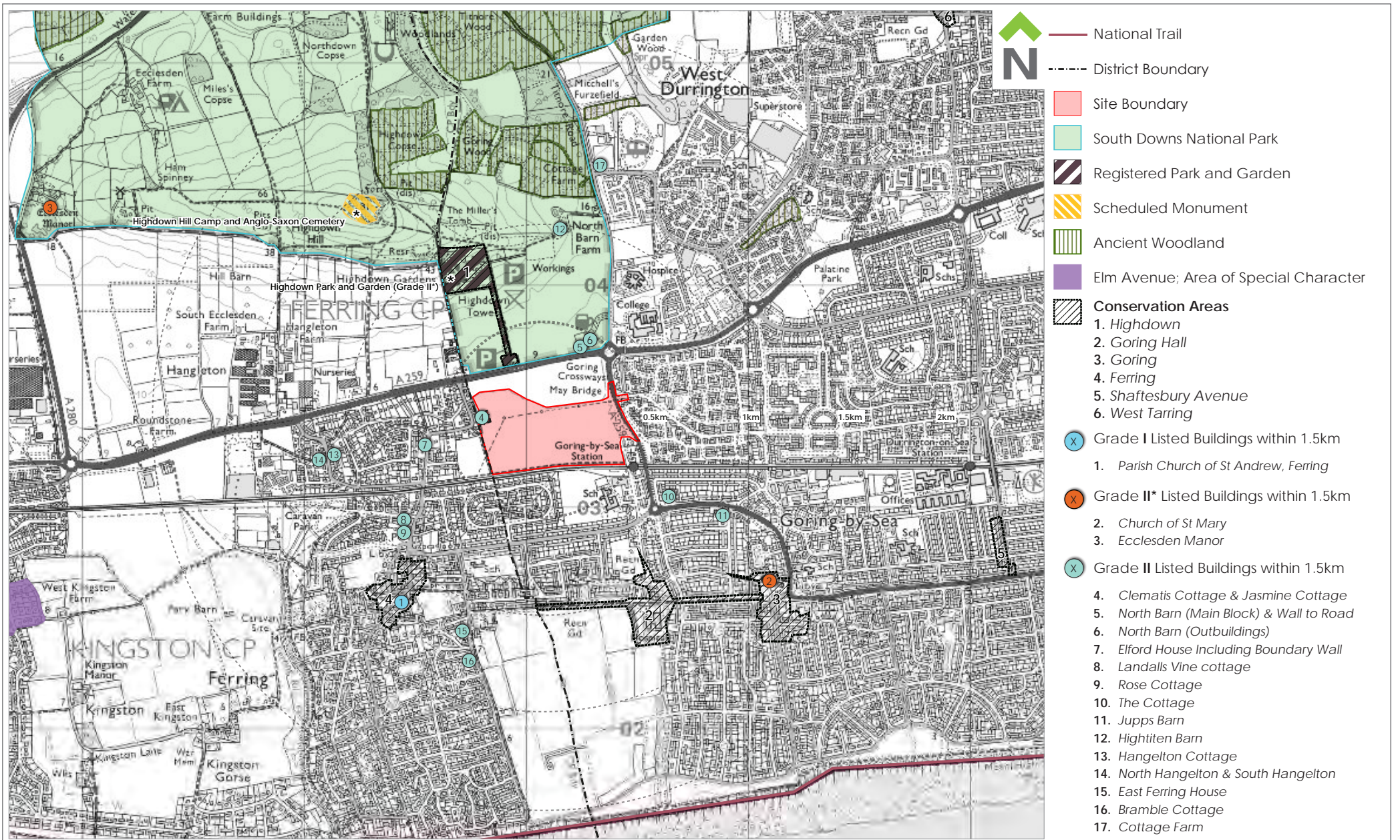


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Project	Land North West of Goring Station	Drawing No.	CSA/2304/116		
Drawing Title	Photosheets	Date	July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA	Rev A	

Appendix D

MAGIC map and Heritage Information



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Project Land North West of Goring Station

Drawing Title MAGIC Map & Local Plan Extract

Client Persimmon Homes Thames Valley

Date July 2020

Drawing No. CSA/2304/117

Scale @ A4 NTS

Rev A

Drawn PH

Checked CA

Appendix E

Concept Masterplan

A1



NOTES
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 Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
P1	Preliminary Issue	12/06/19	PM/SWD	MB
P2	Amendments to Layout	19/06/20	MB/aa	MB
P3	Amendments to Layout	26/06/20	MB/aa	MB
P4	Amendments to Layout	29/06/20	MB/aa	MB
P5	Amendments to Layout and Redline Boundary	10/07/20	MB/aa	MB

- KEY**
- Site Boundary (17.7 Ha)
 - Land in Applicant's Control
 - Proposed Development Parcels
 - Indicative Development Units
 - Mixed Use Development Blocks
 - Key Space
 - Shared Surface
 - Courtyard
 - Mews Lane
 - Parkland
 - Open Space
 - Sustainable Drainage Strategy (SuDS)
 - Existing Vegetation
 - Proposed Vegetation
 - Proposed Planting to Northern Boundary
 - Potential New Pedestrian Route
 - Principal Vehicular Access Point
 - Principal Vehicular Route
 - Potential Location of Play Area
 - 200m Walking Distance from Goring Station
 - Existing High Voltage Cable
 - Pylon Grounded
 - Potential Secondary Access
 - Proposed Car Park Entrance



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PROJECT
Goring Station
 Goring-on-Sea
 For: Persimmon Thames Valley

DRAWING
Concept Masterplan - 02

SCALE	DATE	AUTHOR	CHK'D
1:1250 @ A1	12/06/19	PM/SWD	PM
JOB NO.	DRAWING NO.	REV	
PERS190227	CMP-02	P5	

Appendix F

Landscape Strategy

1. Landscape Setting and Character

The Site is not covered by any statutory, or non-statutory designations for landscape character or quality. The Site's character is influenced by its proximity to the surrounding urban areas, which border the site on three sides, to the coastal railway line, and by Littlehampton Road which lies a short distance to the north. It forms part of the extensive urban area which extends along the low lying coastal plain, between the English Channel and the South Downs National Park.

The site layout and landscape strategy has been designed to respond to the Site's location at the edge of the settlement. The following key layout and landscape principles have informed the proposed development:

- Proposed development to be set back to the south of Ferring Rife, and the agricultural field to the north to remain in productive arable use;
- HV pylons and cables to be undergrounded;
- New wildlife and bio-diversity, and recreational enhancements to be undertaken within the open space alongside Ferring Rife;
- Landscaping within the open space to the north of the Site to provide an attractive setting for the new homes and soften views of built development from the north;
- Green Corridors to break-up development parcels, and provide wildlife and recreational linkages across the Site;
- New play areas to be located within the open spaces;
- New sustainable drainage features to be landscaped to form an integral part of the open space network; and
- Lower density development located at the northern edge of the site, with higher density development alongside the railway line and adjacent to the station;



7. Wildlife and Biodiversity

The proposals include significant opportunities to enhance existing habitats, and to create areas of new habitat for the benefit of local wildlife. A minimum 10m buffer zone will be provided along the Ferring Rife corridor, which provides habitat for water voles and is an important corridor for foraging and commuting bats. The vast majority of existing trees will be retained, particularly where these offer opportunities for roosting bats. In addition, a number of bat and bird boxes will be included within the fabric of new homes, to provide additional roosting / nesting opportunities for these species.

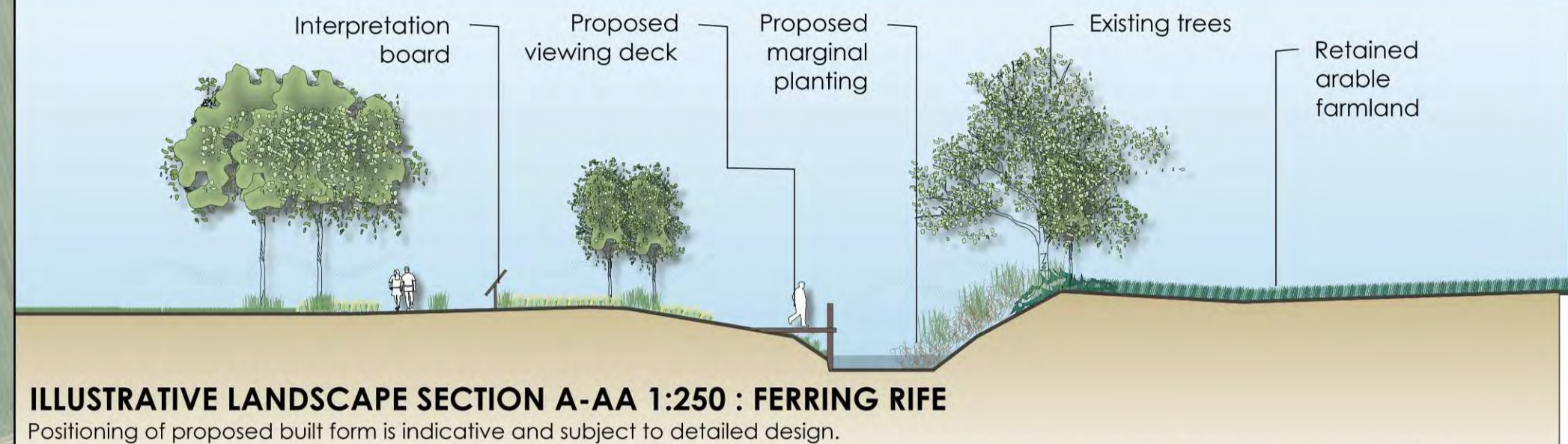
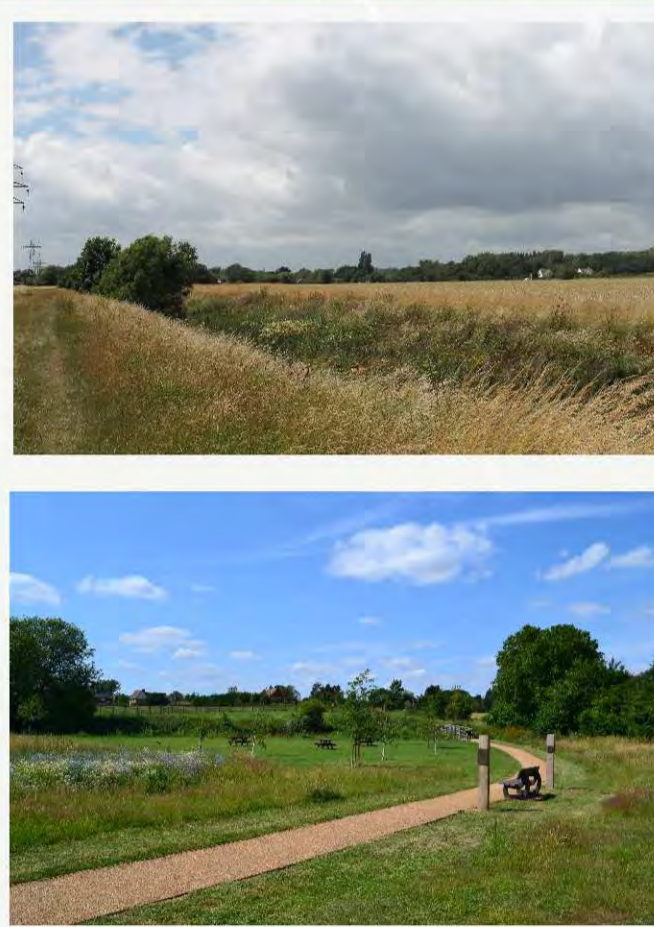
Existing hedgerows will be retained and enhanced with new native fruit / seed / nut / nectar bearing species of local provenance. Buffers of longer, tussocky grassland will be maintained alongside these features. Former field hedgerows will also be recreated, providing new wildlife corridors which connect habitats across the Site. Hibernacula for reptiles and amphibians will be provided within these margins.

Significant areas of species rich grassland will be created within the open spaces alongside Ferring Rife, which will add to species diversity and provide a rich source of habitat for invertebrates. New marginal and wetland habitat will be created within the sustainable drainage basins.



2. Ferring Rife and Public Open Space

The wide drainage ditch, Ferring Rife, provides the focus for the proposed public park which extends alongside the watercourse. The rife forms a logical extent to the proposed development area, with the new homes set back some distance to the south. The existing overhead pylons will be undergrounded within the open space. The proposed open space will have a semi-natural character, with extensive areas of species rich grassland creation, new tree and shrub planting, and landscape and bio-diversity enhancements along the route of the water course. There is also an opportunity to restore / recreate sections of field boundary hedgerows. The proposals will allow public access to the water course, and there will be opportunities for passive and active recreation within the new open spaces.



ILLUSTRATIVE LANDSCAPE SECTION A-AA 1:250 : FERRING RIFE
Positioning of proposed built form is indicative and subject to detailed design.

3. Green Corridors

The proposed development parcels will be broken up by a series of Green Corridors. These will be providing recreational links across the Site, linking the new open spaces to the existing public rights of way network and surrounding facilities. New tree planting and soft landscaping will soften views of the built development, and will provide an attractive outlook for the new homes.



4. Play Strategy

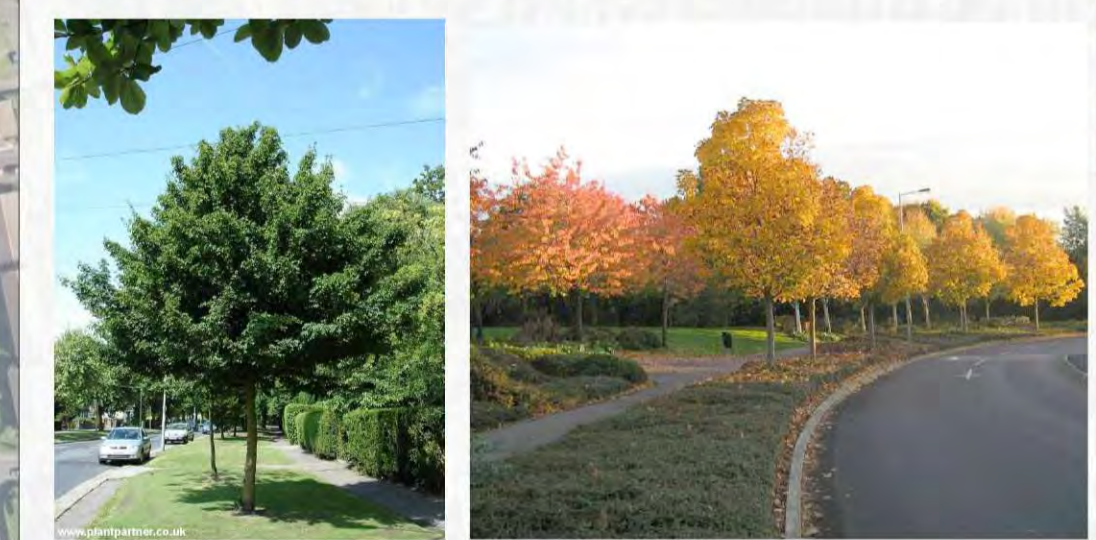
New play areas will be provided within the new open spaces, catering for both informal and formal play. A new play area will be provided within the open space alongside Ferring Rife. This will be designed to have a more 'natural' character, with timber and natural play elements. It will be designed to serve a range of age groups. A more formal play area will be provided within the green corridor between the development parcels. This will be designed primarily for younger children (up to 8 years).



5. Green Streets, Public Realm and Access

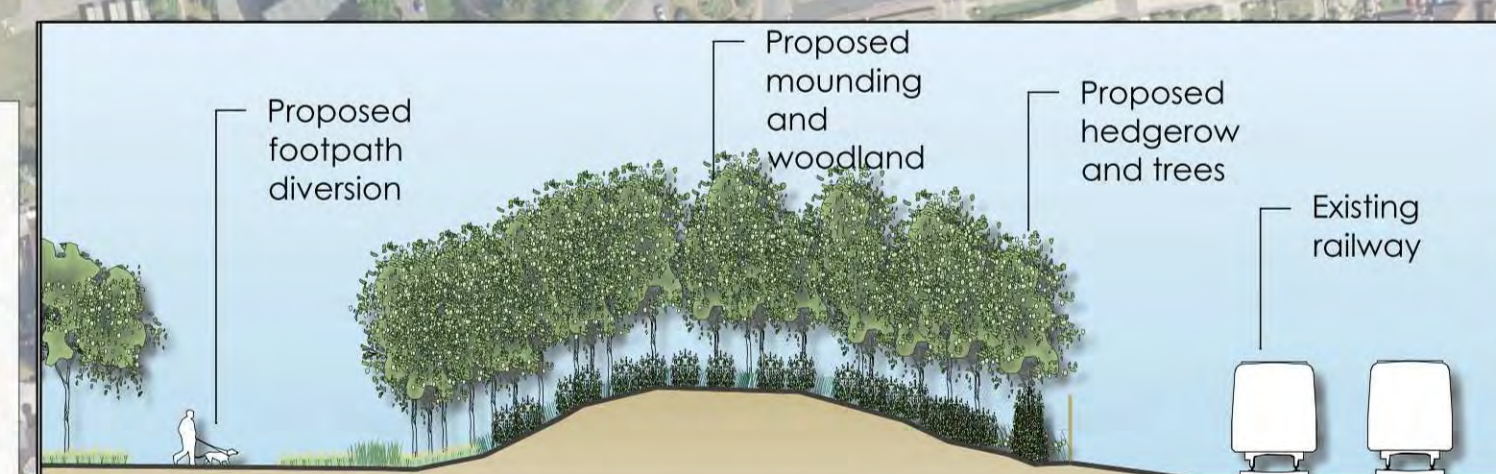
The proposed development will be set back from the new access off Goring Street, with space to provide a landscaped gateway at the entrance to the site. The new buildings will frame the open space and access road, with new avenue tree planting and hard and soft landscaping providing an attractive frontage to the adjacent highway.

The principal distributor road forms a loop within the development. This street will be characterised by a largely continuous built frontage, set back with roadside verges providing opportunities for regular tree planting. Planting will have a more formal character, with avenue and street trees and clipped hedgerows. At the edges of the development, housing will be lower density and the proposed landscaping will have a more informal character. Native hedging will be used to define private driveways adjacent to open spaces, particularly at the periphery of the development. Tree planting will incorporate native species and native cultivars, and shrub species will be selected which have known wildlife benefits.

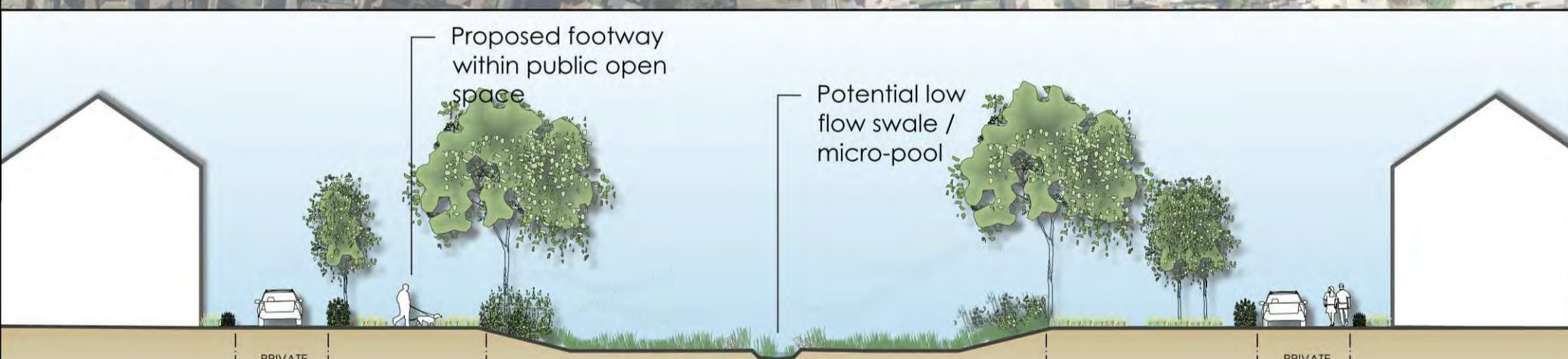


6. Sustainable Drainage Features

Surface runoff water will be captured in drainage basins which will be located within the open space across the Site. These basins will be designed to form an integral part of the open space, and will include areas of species rich grassland, trees and shrub planting tolerant of periodic wet conditions, and areas of aquatic and marginal planting.



ILLUSTRATIVE LANDSCAPE SECTION B-BB 1:250 : SOUTHERN BOUNDARY
Positioning of proposed built form or landform is indicative and subject to detailed design.

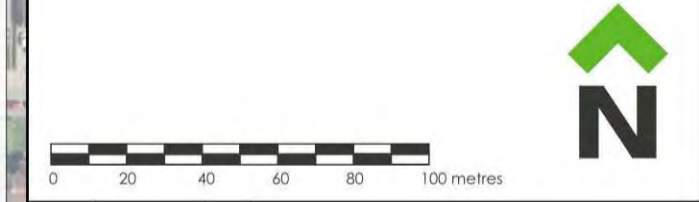


ILLUSTRATIVE LANDSCAPE SECTION C-CC 1:250 : GREEN CORRIDOR
Positioning of proposed built form or landform is indicative and subject to detailed design.

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LEGEND

- Application Boundary
- Land in applicant's control
- Existing trees / vegetation
- Trees / vegetation removed
- Existing public footpath
- Existing pylons (overhead cables to be grounded through the Site)
- Proposed Structural Tree Planting Mix
- Thicket Mix
- Proposed Avenue Trees
- Proposed Street / Ornamental Trees
- Proposed Native Trees
- Multi-stem tree
- Native hedge planting
- Amenity grass
- Wildflower meadow
- Bulb Planting
- SuDS features
- Recreational footways
- Mown paths
- Section of public footpath to be diverted
- Natural Play Area
- Formal Play Area
- Informal seating (benches, picnic tables etc.)



Rev	Date	By	Description
C	20/07/20	PH	Updated to new red line
B	16/07/20	PH	Updated to include extra text
A	15/07/20	PH	Updated to match layout

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Project: Land North West of Goring Station
Title: Landscape Strategy Plan
Client: Persimmon Homes Thames Valley

Scale: 1:2000 @ A1
Date: July 2020
Drawing No. CSA/2304/118

Drawn: PH
Checked: CA
Rev: C

Appendix G

Review of Policies SP5: Local Green Gaps and SP6:
Local Green Space – Draft Worthing Local Plan



Chatsmore Farm, Goring-by-Sea

Review of Policies SP5: Local Green Gaps and SP6: Local Green Space – Draft Worthing Local Plan

Prepared by
CSA Environmental

on behalf of
Persimmon Homes
Thames Valley

Report No: CSA/2304/06

December 2018

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2304/06	-	10.12.2018	CA	SG	First Issue



CONTENTS	Page
1.0 Introduction	1
2.0 Landscape Policy Framework	2
3.0 Review of Policies SP5 and SP6	6
6.0 Conclusion	12

Appendices

Appendix A: Site Location Plan

Appendix B: Development Framework Plan

1.0 INTRODUCTION

- 1.1 CSA Environmental has been instructed by Persimmon Homes Thames Valley to undertake a review of draft policies SP5: Local Green Gaps and SP6: Local Green Spaces, of the Draft Worthing Borough Local Plan.
- 1.2 Persimmon Homes Thames Valley are promoting the land at Chatsmore Farm, Goring-by-Sea (the 'Site'), as a potential housing allocation. The Site occupies an area of land between the neighbouring urban areas of Ferring and Goring-by-Sea. The majority of the Site lies within the administrative area of Worthing Borough Council, with a small rectangular parcel to the south west, within the adjoining authority of Arun District. The location of the Site is shown on the Site Location Plan in **Appendix A**.
- 1.3 The Draft Worthing Borough Local Plan identifies that the land at Chatsmore Farm is located in an area identified as a Local Green Gap. The purpose of the gap designation is to prevent coalescence between Worthing and Ferring. In addition, draft policy SP6 sets out the Council's intention to designate this land as a Local Green Space. The Local Green Space designation is described in the National Planning Policy Framework ('NPPF') and enables local communities to identify and protect green spaces which are of particular importance to them. The level of protection afforded to areas identified as Local Green Spaces is equivalent to that afforded by Green Belt.
- 1.4 This review considers the purpose of the draft Local Green Gap and Local Green Space policies and the degree to which it is appropriate to designate the land at Chatsmore Farm. It considers local and National planning policy / guidance and the Council's evidence base which underpin these designations. In addition, this document considers the role the Site plays in providing separation between Goring and Ferring, and to what extent it is demonstrably special to the local community.
- 1.5 CSA Environmental has been involved in the promotion of the Site at Chatsmore Farm since 2014 and has visited the Site on several occasions. CSA has provided landscape and visual advice which has informed representations to Worthing Borough Council. CSA's involvement has also informed the preparation of a Development Framework Plan which shows how development can be delivered. A copy of this plan is contained in **Appendix B**. A separate Landscape and Visual Overview has been prepared which also forms part of these representations.

2.0 PLANNING POLICY FRAMEWORK

National Policy and Guidance

- 2.1 There are no policies within the National Planning Policy Framework ('NPPF') which advocate the designation of Local Green Gaps. In addition, there is no mention of Local Green Gaps in the Planning Practice Guidance which accompanies the NPPF.
- 2.2 The Local Green Space designation was first identified in the NPPF (NPPF, 2012). Paragraph 99 of the updated NPPF (2018) states:
- 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'
- 2.3 Paragraph 100 sets out the criteria which must exist in order for a Local Green Space designation to be used. These are:
- a) *'in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land.'*
- 2.4 Paragraph 101 states that policies for managing development in Local Green Space should be consistent with those in Green Belt.
- 2.5 Further guidance on Local Green Space is provided in the Planning Practice Guidance. The guidance on 'Open space, sports and recreation facilities, public rights of way and local green space' states that the Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities (Paragraph: 005 Reference IS: 37-005-20140306).
- 2.6 In addition the guidance states how the Local Green Space designation relates to development:

'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way' that undermines this aim of plan making.' (Paragraph:007 Reference IS: 37-007-20140306)

- 2.7 In respect of the types of green areas which can be identified as Local Green Space the guidance states the following:

'The green area will need to meet the criteria set out in paragraph 77 (NB. now paragraph 100 of NPPF 2018) of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.' (Paragraph: 013 Reference ID: 37-013-20140306)

- 2.8 In terms of proximity of Local Green Space to the community it serves, the guidance notes that this will depend on local circumstances but must be reasonably close.

- 2.9 The PPG also provides advice on the size of Local Green Space:

'There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 77 (NB. Paragraph 100 in NPPF 2018) of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.' (Paragraph: 015 Reference ID: 37-015-20140306)

- 2.10 Paragraph: 016 (Reference ID: 37-016-20140306) notes that there is no minimum size limit.

- 2.11 In terms of public access, the guidance states that although some areas to be considered for designation as Local Green Space may have unrestricted public access, areas with no public access could be considered, for instance if they are valued for their wildlife, historic significance and / or beauty (Paragraph 017 Reference ID: 37-017-20140306).

Local Policy

- 2.12 Current planning policy is set out in the adopted Local Development Plan. Since publication of the Worthing Core Strategy (2011) the adopted development plan does not include any specific policies relating to gaps between settlements, or Local Green Space.
- 2.13 Worthing Borough Council has published the Draft Worthing Borough Local Plan (2018). The following emerging policies are relevant to this report.
- 2.14 **Draft Policy SP5: Local Green Gaps** identifies the land at Chatsmore Farm as lying within this designation. The policy states that these areas have been designated in order to retain the separate identities and character of the neighbouring settlements. The policy goes on to state that any development permitted within these areas must not, either individually, or cumulatively, result in the coalescence of these settlements.
- 2.15 **Draft Policy SP6: Local Green Space** identifies the land at Chatsmore Farm as a Local Green Space. The policy provides the following justification for the designation:
- d) *'Chatsmore Farm is designated as Local Green Space because the community value: its setting to the historic environment and the South Downs National Park; important views that contribute strongly to a sense of place; wildlife, especially along the Ferring Rife; and the offer of escape from the urban environment for relaxation and exercise.*
- e) *Increased quiet and informal recreation would be compatible with this designation. Whilst some formal recreation space could be considered it would be important that it did not conflict with the qualities for which Chatsmore Farm is valued.'*

Evidence Base Documents

Landscape and Ecology Studies

- 2.16 Worthing Borough Council commissioned Hankinson Duckett Associates ('HDA') to undertake a landscape and ecology study to inform policy and potential development options in the emerging Local Plan. HDA prepared the following reports:
- Landscape and Ecology Study of Greenfield Sites in Worthing Borough, November 2015; and
 - Landscape and Ecology Study of Greenfield Sites in Worthing Borough – Review of Low Suitability Sites, March 2017;

2.17 The HDA document identified the Site as Site 5: Chatsmore Farm. The original study divides the Site into two zones: Zone B occupies the south west corner of the Site within Worthing Borough and Zone A comprises the remainder of the Site. By following the methodology set out in Section 2 of the study, it considers that Zone A has a substantial landscape, visual and ecological sensitivity to development, and is of substantial landscape, visual and ecological value. By combining these judgements it concludes the Zone A has a negligible / low suitability for development. In respect of Zone B it considers this area to have a moderate sensitivity and substantial value and therefore to have low suitability for development.

Goring Gap Proposed Local Green Space Designations (June, 2018)

2.18 HDA on behalf of the Council, have also undertaken an appraisal of the landscape suitability of the Goring Gap sites for designation as Local Green Space. The appraisal considers the suitability for designation against a number of criteria, as follows:

- Proximity to the community;
- Special qualities and local significance;
- Demonstrably special qualities to local communities;
- Local significance: beauty;
- Local significance: historic significance;
- Local significance: recreational value;
- Local significance: richness in wildlife value; and
- Local in character and not an extensive tract of land.

2.19 The appraisal concludes that Chatsmore Farm meets all the NPPF criteria for Local Green Spaces. In respect of the Goring Gap as a whole (which includes both Chatsmore Farm and the Goring-Ferring Gap) the appraisal states the following in respect of their performance against the NPPF criteria:

'Firstly, both parts of the Gap are adjacent to the community they serve. Secondly, they are demonstrably special to the local community and hold particular local significance for not just one, but all, of the examples provided in the NPPF criteria. Lastly, both sites which form the Gap are well-defined parcels of land and are not extensive tracts or simply blankets of unremarkable open countryside.'

2.20 The findings of the appraisal are considered further in the next section.

3.0 REVIEW OF POLICIES SP5 AND SP6

3.1 The following section considers the emerging Local Green Gap and Local Green Space designations in respect of the land at Chatsmore Farm, which is being promoted as a potential housing allocation. A Development Framework Plan has been prepared to support these representations (**Appendix B**). This demonstrates how development at the Site can be provided in a manner which respects the adjoining settlement pattern, the setting of the South Downs National Park, and retains a break in development along the route of Littlehampton Road.

3.2 The Draft Worthing Borough Local Plan seeks to provide a strategy for development and change in Worthing in the period up to 2033. Its purpose is to establish a spatial strategy and identify suitable locations for sustainable growth within the Borough. The Local Plan acknowledges that growth in the Borough is very constrained, and at paragraph 1.30 of the emerging plan states:

'Limited land availability, infrastructure constraints, areas of flood risk, heritage assets and high quality landscapes around the borough means that there is little room for expansion. Put simply, it is the same features we want to protect which, in part, constrain the borough's ability to grow and develop. The overarching challenge is therefore to balance development and regeneration against the limited physical capacity of Worthing to accommodate it and the need to maintain a good quality of life for new and existing residents.'

3.3 To compound matters, the Draft Worthing Borough Local Plan acknowledges that an increasing population and the special qualities of the area create a high demand for housing. In particular it identifies a shortage of affordable homes for younger people and people on low incomes.

3.4 The Council confirm that the most up-to-date assessment of the objectively assessed housing need (based on the standard method as set out in national planning guidance and the 2016 household projections published in September 2018) is 12,801 dwellings over the plan period (to 2033). This equates to 753 dwellings per annum across the plan period.

3.5 Despite the identified need for housing in the Borough, the Draft Local Plan has only identified an overall development capacity of 4,182 dwellings which can be delivered within the plan period. This represents a shortfall of 8,619 dwellings and equates to an annual housing target of 246 dwellings. The Council acknowledge that only 33% of the overall housing need will be met.

3.6 The Council's spatial strategy is therefore grossly inadequate and results in a significant shortfall in the required level of housing to meet the Borough's needs. Draft policies SP5 and SP6 form a key component of the Council's proposed spatial strategy and our findings are that they represent an unreasonable barrier to sustainable growth and the supply of much needed housing.

Draft Policy: SP5 Local Green Gap

3.7 The purpose of the Local Green Gap, as set out in draft Policy: SP5, is to maintain the separate identity and character of the settlements at Worthing and Ferring. The policy states that any development within the Gap must not individually or cumulatively lead to coalescence between the settlements. This policy is therefore a spatial planning tool designed to maintain the separate identity of adjoining settlements. It is not therefore concerned with landscape character or ecological value, which are entirely separate considerations.

3.8 In terms of spatial separation, the settlements at Goring-by-Sea and Ferring have visibly coalesced along the route of the railway line, immediately to the south of the Site. As acknowledged in the Landscape and Ecology Study of Greenfield Sites in Worthing, 1950's development alongside Goring Way has established a substantial link between the adjoining urban areas. The Site therefore does not prevent coalescence, as this has already occurred.

3.9 The Site therefore functions as an area of open land which provides a noticeable 'break' in the urban development which extends alongside the coast. This break is perceptible from Littlehampton Road alongside the northern boundary; from the adjoining roads and properties which border the Site; the railway line; and in certain views from the edge of the South Downs to the north, including Highdown Hill.

3.10 Development at the Site will inevitably extend into the open land which separates the northern extents of the existing settlements. Despite this, and in light of the current significant shortfall in housing within the Borough, some development in this area could be accommodated without impacting on the existing function of the Site, namely to provide a break in urban development. The Development Framework Plan shows how this can be achieved:

- Development would be located in the southern part of the Site and the northern field would remain open;
- Development will reduce the quantum of open land between the settlements, but it will not cause coalescence as this has already occurred;

- In views from Littlehampton Road and the National Park a significant break in urban development would remain and would provide the foreground to views of the urban area;
- New public open space along the route of Ferring Rife and new publicly accessible footpaths will open this area up for recreational use;
- The proposals would result in a considered settlement edge which provides a more appropriate interface with the adjoining open space and farmland than the existing unsympathetic railway line; and
- New landscaping at the perimeter of the retained farmland / open space, including new hedgerow and tree planting, would assist in integrating and maintaining the visual link / connection with the farmland to the north of Littlehampton Road, while creating a recognisable edge to the built form;

Draft Policy: SP6 Local Green Spaces

- 3.11 The Council proposes to designate the land at Chatsmore Farm as a Local Green Space. This is a significant designation and conveys on the land the highest level of protection akin to Green Belt, thus effectively precluding any development unless very special circumstances exist to justify it. Like Green Belt, Local Green Space boundaries can only be designated when a plan is prepared or updated, and should be capable of enduring beyond the plan period. Such a designation therefore carries significant weight.
- 3.12 The NPPF sets out the strict criteria which must be met in order to justify designation of land as Local Green Space. This is supported by the PPG which provides further guidance.
- 3.13 The NPPF is explicit that designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. This is supported by the PPG which states:
- 'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.'*
- 3.14 Worthing acknowledges that the draft Local Plan delivers a significant shortfall in the identified housing needs. The spatial strategy is therefore fundamentally flawed, and the Council should not be considering making

Local Green Space designations until such time as the Local Plan is able to identify sufficient housing numbers. The Local Green Space policy is a restrictive designation akin to Green Belt and would preclude development in these locations, thus posing a significant constraint to sustainable housing provision in the Borough.

- 3.15 Paragraph 100 of the NPPF identifies the criteria which Local Green Spaces should be assessed against. These criteria are considered in more detail below under the relevant heading. Where applicable reference is made to the Council's own evidence base.

Reasonably Close Proximity to the Community it Serves

- 3.16 There is no specific standard for what constitutes reasonably close, however it would be reasonable to conclude that Local Green Spaces should have good access by foot from the local area they serve. In this case, the Site is located in close proximity to the adjoining residential area. It is not however publically accessible, save for the public footpaths which extend alongside the railway to the south of this area, and cross the south west corner of the Site. The Council's Local Green Space appraisal of the Goring Gap, notes that the land at Chatsmore Farm is well used for recreation. There are a number of informal walking routes which cross this land, however there is no formal right for public access to the land, save along the public footpaths. The Council also notes that the Site attracts visitors from further afield, however this is clearly irrelevant, as these visitors are not part of the local community and their purpose is unlikely to be to visit the Site.

Local in Character and a not an Extensive Tract of Land

- 3.17 The NPPF does not indicate what constitutes an extensive tract of land, however the PPG states the Local Green Space designation should not be used to provide a blanket designation of countryside adjacent to settlements, and should not be used to achieve a new area of Green Belt by another name.
- 3.18 The Site is approximately 30ha in size which clearly constitutes an extensive tract of land. It comprises open, arable farmland adjacent to existing development. In terms of character it cannot be reasonably be described as local in character, given that it is farmland with limited public access and of no particular landscape quality. It is adjoined by housing, but does not relate to the local community, like for instance a village green would do. As set out in the PPG, it is not the function of the Local Green Space designation to provide a blanket designation across a large area of open land, and therefore, this criteria does not apply to the Site.
- 3.19 The Site's key function is to provide a visual 'break' between the adjoining settlements of Ferring and Goring-on-Sea. As noted above, this can be

achieved whilst permitting some development in the southern part of this area. The Local Green Space designation would be tantamount to creating a new area of Green Belt in order to maintain this area permanently open, and as noted in the PPG, this is not the purpose of the policy.

Demonstrably Special to the Local Community

- 3.20 The NPPF states that in order to qualify as Local Green Space, an area must be demonstrably special to the local community and hold a particular local significance. It cites a number of examples of significance, which are beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife. These factors are considered in more detail below.
- 3.21 In terms of scenic beauty, the Site has no local or national designation for landscape quality. It lies close to, but outside of the South Downs National Park. In terms of landscape quality, it is open farmland devoid of landscape features of note, save the drainage channel Ferring Rife, and it is bordered by housing. It cannot reasonably be described as being of high landscape quality or being scenically beautiful.
- 3.22 The Council's appraisal notes that the Site is visible from vantage points in the South Downs National Park, albeit within the context of the surrounding urban area. Despite this, visibility does not convey on the Site additional scenic qualities. Similarly, the appraisal notes views back to the National Park. Again, this does not raise the landscape quality of the Site. We would however note that these views could be locally valued, and are capable of retention if development did come forward on the Site.
- 3.23 In terms of the Site's historic significance, the Site contains no listed heritage assets. The Council's appraisal states that the Site is associated with Highdown Hill and Highdown Gardens. This assumption is based on the assessment undertaken by the Goring Residents Association. Whilst this assessment identifies the presence of these historic assets and describes their attributes, it makes no objective assessment of the role that the Site plays in their setting. It is therefore not a robust basis to make any judgement in respect of the Site's historic significance.
- 3.24 There is some inter-visibility between Site and these historic assets. In views from these assets, the Site occupies the foreground of urban development which extends along the coast. Retaining the northern part of the Site open can respect the existing views from these assets, whilst improved recreational access to the Site can permit additional views to the heritage assets and the South Downs National Park.
- 3.25 The Site is in private ownership and is not publically accessible, save for the public footpath which follows the railway line to the south, and a section of

public footpath which crosses the south west corner. Whilst there is evidence of dog walkers using the Site, there is no formal right of access. As such, the Site is of limited recreational value. The Council's appraisal notes that the recreational value of the Site is particularly important given the deficit of natural / semi-natural green space and amenity space in the Borough. This is misleading, the Site has limited access and makes no contribution to the Boroughs open space in its current form. The proposed development can however provide significant areas of public open space and recreational footpaths.

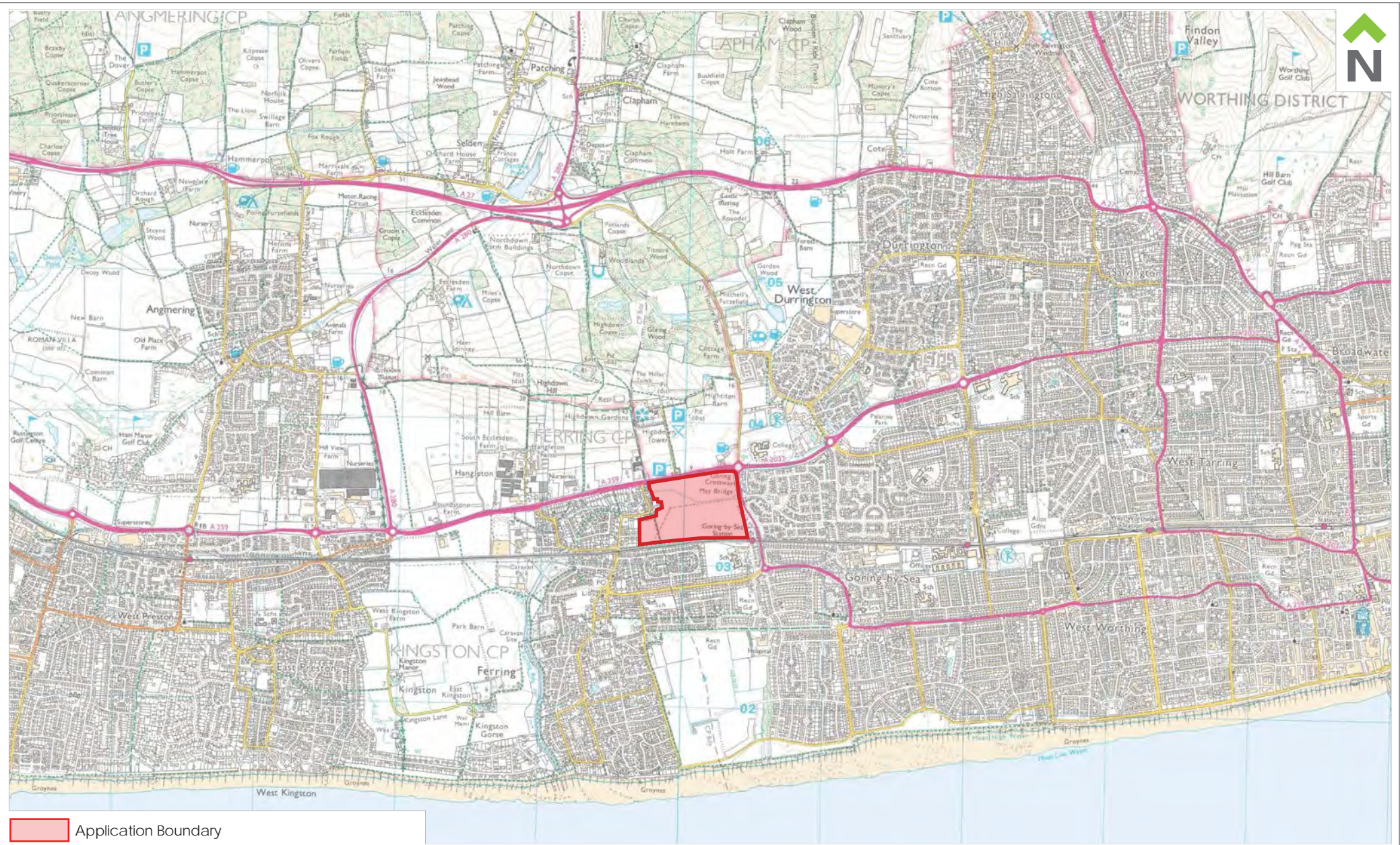
- 3.26 In terms of tranquillity, the Site is bordered by housing, roads and a railway line. In no reasonable assessment can it be considered to be particularly tranquil. The Council's appraisal notes that this area has moderate tranquillity, however does not appear to base this on any objective study or fact.
- 3.27 The Site comprises predominantly arable farmland which is of limited wildlife value, although it is acknowledged that Ferring Rife has more intrinsic wildlife interest. The Landscape and Ecology Study undertaken by HDA confirms, under ecological sensitivity, that the majority of the Site is of negligible conservation interest. The Council's Local Green Space appraisal, also undertaken by HDA, states that the significance of the Site's wildlife richness to the local community is highlighted by the 113 responses to the issues and options consultation. Whilst this may identify that some local people identify that the Site has wildlife value, it is not a robust or objective justification to suggest that it performs this function to any notable degree that it should be designated as Local Green Space.
- 3.28 Our assessment of the Local Green Space designation in respect of Chatsmore Farm has identified that it fails to meet the vast majority of the qualifying criteria set out in the NPPF. Given the significance of this designation and its restrictive nature, akin to Green Belt, we strongly contend that there is no justification for designating this Site as Local Green Space.

4.0 CONCLUSION

- 4.1 The Draft Worthing Local Plan has identified an overall development capacity within the Borough of 4,182 new homes during the plan period. This represents a shortfall of 66% based on the objectively assessed housing need of 12,801. The Council's spatial strategy is therefore grossly inadequate and results in a significant shortfall in the required level of housing to meet the Borough's needs. Draft policies SP5 and SP6 form a key component of the Council's proposed spatial strategy, and are an unreasonable barrier to sustainable growth and the supply of much needed housing.
- 4.2 Draft Policy SP5: Local Green Gaps seeks to prevent coalescence between adjoining settlements. In the case of Goreing-on-Sea and Ferring, this has already occurred to the immediate south of Chatsmore Farm. The Site instead functions as an area of open land which provides a noticeable 'break' in the urban development which extends alongside the coast. Development at the Site will inevitably extend into this open land, however development within the south of this area could be accommodated without impacting on the existing function of the Site, namely to provide a break in urban development.
- 4.3 CSA has assessed the Site against the criteria for designation as a Local Green Space, as set out in the NPPF. Our assessment found that designation would be wholly inappropriate and unsubstantiated, given that the Site is an extensive tract of farmland and does not have qualities which are demonstrably special and of particular local significance.

Appendix A

Site Location Plan



 Application Boundary

CSA
environmental

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Project	Chatsmore Farm, Goring-by-Sea	Date	December 2018	Drawing No.	CSA/2304/111
Drawing Title	Site Location Plan	Scale @ A4	NTS	Rev	-
Client	Persimmon Homes Thames Valley	Drawn	SRW	Checked	CA

Appendix B

Development Framework Plan



Proposed new pedestrian/cycle link to the existing footway

Proposed new pedestrian/cycle link to the existing footway

Retained open space/farmland

Existing agricultural access point

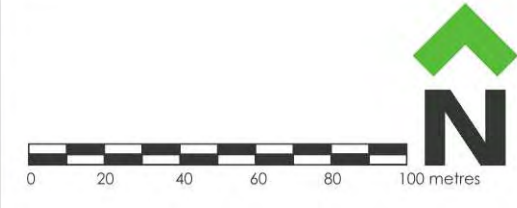
The existing overhead electricity cables with easement will be retained and incorporated within an area of public open space

Proposed vehicular access point off Coleridge Crescent

The proposed new dwellings will respect the privacy and amenity of the existing properties

Proposed new tree planting to filter views of development from adjacent properties

The existing public footpath will be retained and incorporated within a green corridor and areas of public open space



- Site Boundary: 21.5ha
- Proposed residential area: 12.5ha
- Proposed informal and amenity green space
- Retained open space/farmland
- Movement & Infrastructure**
- Proposed vehicular access point
- Existing agricultural access
- Proposed spine street through development
- Goring-by-Sea Train Station
- Existing Rail Line
- Green Infrastructure & Recreation**
- Existing vegetation
- Proposed tree and hedgerow planting
- * Proposed locations for Local Equipped Areas for Play (LEAP)
- * Proposed locations for Sustainable Drainage (SuDS) features
- Proposed recreational routes
- Proposed new pedestrian/cycle links
- Existing pedestrian link
- Existing public footpath
- Existing water features
- Overhead electricity cables and pylons

Rev	Date	By	Description
Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT T 01462 743647 E ashwell@csaenvironmental.co.uk W csaenvironmental.co.uk			
Project	Goring Station, Goring		
Title	Development Framework Plan		
Client	Persimmon Homes Thames Valley		
Scale	1:2000 @ A2	Drawn	AgB
Date	December 2018	Checked	RR
Drawing No.	CSA/2304/110	Rev	-



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Appendix H:

Extract from Landscape and Ecology Study of Greenfield Sites in
Worthing Borough – Review of Low Suitability Sites, March 2017

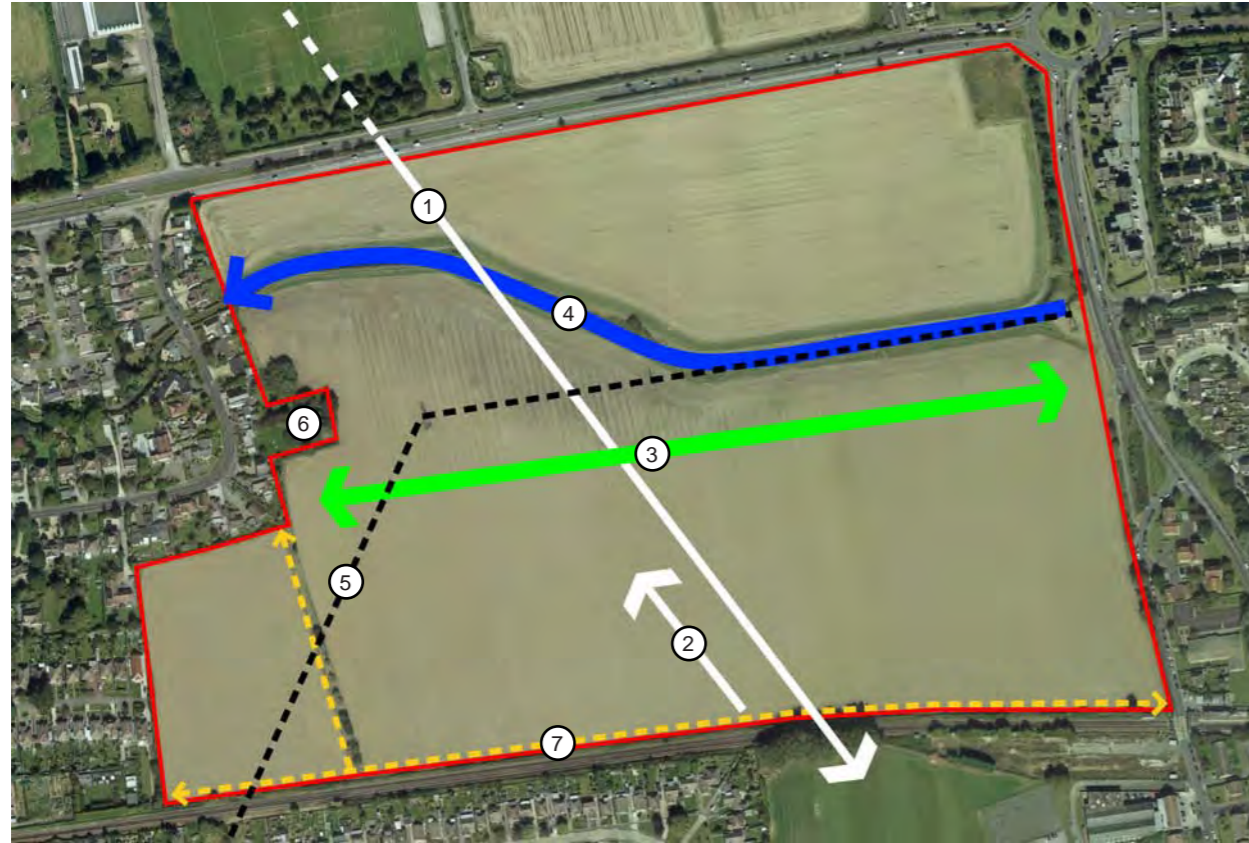


Figure D Site 5 constraints and opportunities (the site is considered as a whole, however areas 5A and 5B identified within the original 2015 Worthing study, and the additional area 5C within Arun are indicated on Figure A)

SITE 5B & 5C: ANALYSIS

3.8 Landscape Constraints

(see figure D)

1. Site 5 is visible from the National Park to the north, in particular from Highdown Hill. The site is seen in context with the built up area on three sides and the English Channel on the horizon, and there is a visual connection across the site to open space associated with the school to the south of the railway (see photograph 39).
2. Public rights of way cross the southern part of the site. The eastern half of the public footpath north of the railway has relatively uninterrupted views across the site towards the National Park, in particular Highdown Hill (see photograph 40). There are also views across the site towards Highdown Hill from passing trains, although views are filtered in places by lineside vegetation.
3. The site provides separation between Worthing and the eastern edge of Ferring.
4. Ferring Rife flows towards the west through the central and northern parts of the site.
5. Pylons and overhead cables run through the site and continue over existing housing to the south-west.

3.9 Landscape Opportunities

(see figure D)

6. A small tree group lies at the western edge of the site. This could be extended through additional tree planting within the site.
7. Public rights of way within the southern part of the site should be retained and should be enhanced with new links.

SITE 5B & 5C: POTENTIAL GREEN INFRASTRUCTURE AND DEVELOPMENT

3.10 Potential Green Infrastructure Proposals

(see figure E)

8. Incorporate belt of woodland planting to extend the existing tree group to obscure potential development to the south.
9. Plant hedge and trees along potential eastern extent of development to limit future potential views of housing from the east across the gap to Worthing.
10. Retain open space across the gap to Worthing, and allowing visual link across the site from the Highdown Hill to the open space associated with the school to the south of the railway.
11. Provide alternative footpath link to the north of the potential development area thereby maintaining views of Highdown Hill to the north.

3.11 Potential Development Area

(see figure E)

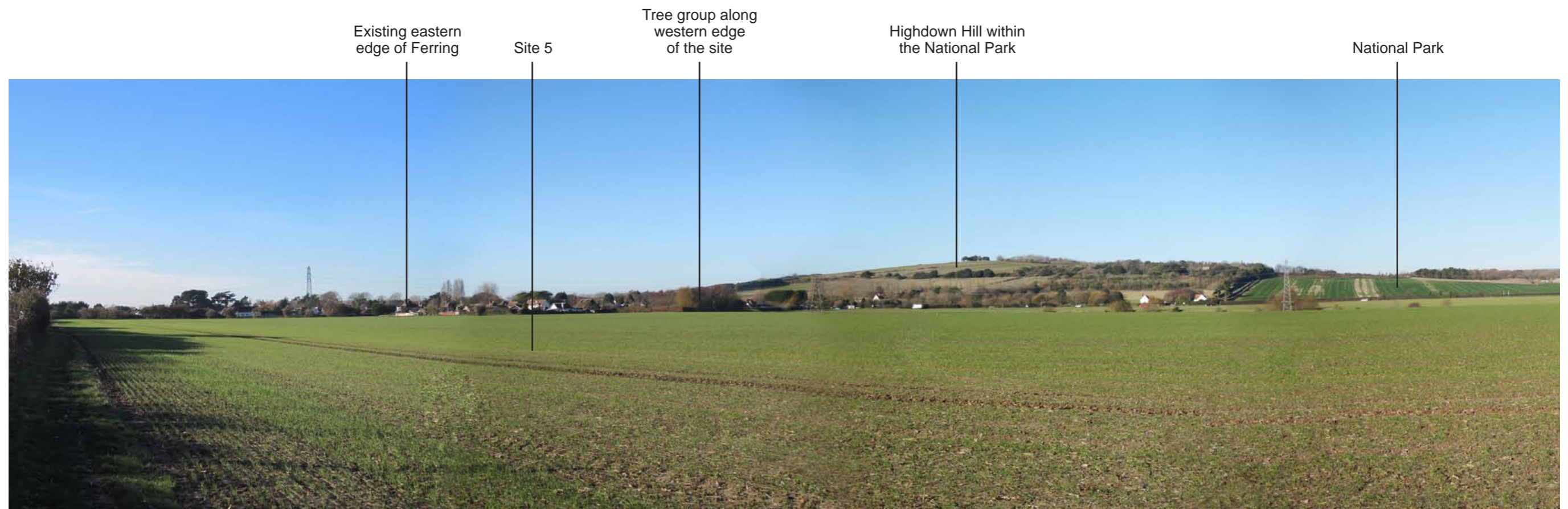
12. Potential development should be located within the south-west corner of the site, developed in association with the area within Arun to form a logical extension to Ferring, maintaining the gap between Worthing and Ferring, conserving the visual link across the site from the National Park to the open space associated with the school to the south of the railway, and retaining views of Highdown Hill from the majority of the public rights of way.
13. The potential development area in this part of the site could be maximised by undergrounding of the overhead cables.



Figure E Site 5 green infrastructure and development area (the site is considered as a whole, however areas 5A and 5B identified within the original 2015 Worthing study, and the additional area 5C within Arun, are indicated on Figure A)



Photograph 39 View from public footpath across Highdown Hill within the National Park, looking south-east.



Photograph 40 View from public footpath along the southern boundary of the site, looking north-west.

SITE 5B & 5C: REVIEW OF SENSITIVITY AND VALUE ASSESSMENTS

3.12 Following detailed survey work during winter 2016, and drawing on the opportunities and constraints analysis above, the tabulated sensitivity and value assessment prepared as part of the 2015 study have been reassessed against the potential green infrastructure proposals and potential development area set out above. The original 2015 tables are presented below, along with replacement tables for the reassessment findings.

Site 5B & 5C Sensitivity:

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	1	3	3	3	4	19
Limited intact boundary features, but recorded by Natural England as grade 1 agricultural land.	The majority of the zone consists of habitats of negligible conservation interest.	Development of the zone would be 'infill' between surrounding housing, but would not result in the loss of the gap between Goring and Ferring.	Part of the wider separation between Goring and Ferring, but has a less prominent contribution than Zone A.	Provides an open aspect to surrounding settlement.	The zone is visible from Highdown Hill within the South Downs National Park, but is more contained than Zone A and forms a less prominent part of the visual separation between Goring and Ferring (see visual assessment).	Potential to recreate hedges along existing boundaries, and to plant new hedgerow and tree groups along the boundary with Zone A, to form a robust vegetated edge to settlement if the zone is developed.	MODERATE

Revisions to findings taking into account potential green infrastructure proposals and potential development areas:

3	2	1	3	3	3	1	16
No change.	No change.	No change.	No change.	No change.	No change.	Comprehensive mitigation planting and limited development area as shown on figure E.	No change

Site 5B & 5C Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	2	4	1	4	4	3	22
Within close proximity of the South Downs National Park to the north.	Within close proximity of listed building to the north. The Environment Agency's Flood Zones 2 and 3 are also close to the north.	Visual connectivity with Highdown and the South Downs National Park to the north. The zone has a degree of distinctiveness locally in that it is part of one of the few open gaps in settlement along the coastal plain.	Close proximity to Highdown Conservation Area, on the other side of the A259.	Forms a part of an undeveloped setting to the South Downs National Park.	Public footpaths along the southern and western boundaries, with views of the National Park, and Goring railway station within close proximity to the east.	Limited due to land use and surrounding human influence, but provides a relief to surrounding built up areas and open undeveloped views north towards the National Park.	SUBSTANTIAL

Revisions to findings taking into account potential green infrastructure proposals and potential development areas:

4	2	3	1	3	4	3	20
No change.	No change.	Now incorporates area within Arun which is surrounded by development on three sides and is less distinctive than the main open gap between Goring and Ferring which is visible from Highdown.	No change.	Now incorporates area within Arun which is surrounded by development on three sides and has less of a contribution to the setting of the National Park than the main open gap between Goring and Ferring which is visible from Highdown.	No change.	No change.	Change to: MODERATE

SITE 5B & 5C: REVIEW OF SUITABILITY FOR DEVELOPMENT

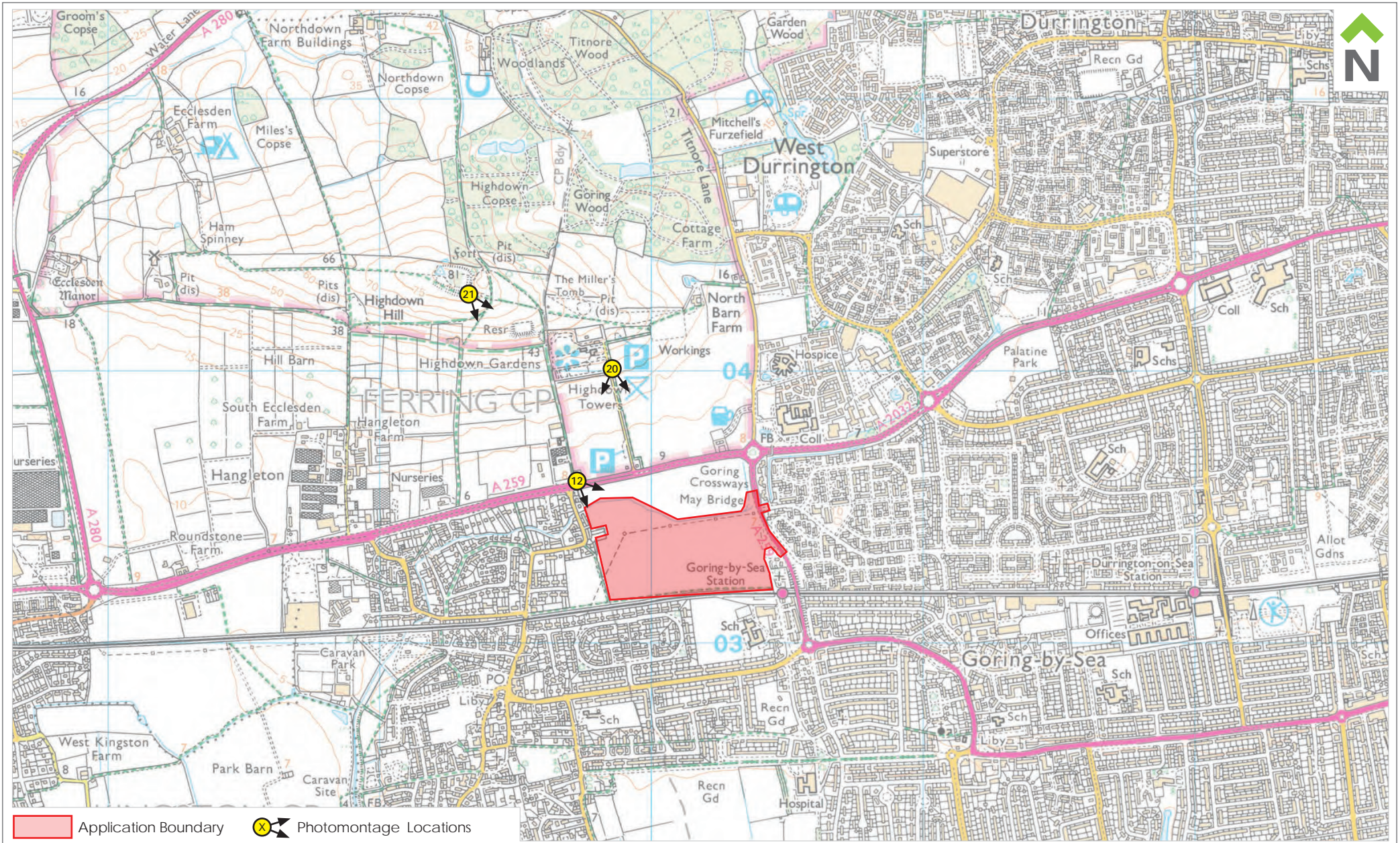
3.13 Suitability is determined by combining sensitivity and value using the inverse matrix shown on page 3. The original 2015 study judged site 5B to have a **Low** suitability. Taking into account the potential green infrastructure proposals and potential development area set out in this updated study, the combined suitability of sites 5B and 5C is considered to be **Moderate** as follows:

Moderate sensitivity x Moderate value = Medium suitability for development

3.14 Sites with a medium suitability are considered to have potential for limited development which should have regard for the setting of outstanding assets such as the National Park, and should take account of the form of existing settlement and the character and sensitivity of adjacent landscapes. In this instance, development within the site should be limited to the development area indicated on figure E, provided the green infrastructure proposals set out are incorporated.

Appendix I:

Photomontages



Application Boundary

X Photomontage Locations



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Project Land North West of Goring Station
Drawing Title Photomontage Location Plan
Client Persimmon Homes Thames Valley

Date July 2020
Drawing No. CSA/2304/121
Scale @ A4 NTS
Rev -
Drawn BS
Checked CA

Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife

Housing on Singleton Crescent



Photograph 12

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Existing View

Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:53
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Viewpoint Location (Long, Lat): 50.821532, -0.443710
Viewpoint altitude 6m AOD plus 1.5m (approx, rounded to nearest 0.5m)
Location data based on Samsung Galaxy A51 GPS & Google Earth
Distance to closest boundary edge (approx): 106m
Looking direction: south east



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/120				
Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 12 - Year 1

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Proposed View Year 1

Planar projection
75% @ A3, 150% @ A1
Based on photography taken on 02.07.2020 at 14:53
Canon xx00D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Viewpoint Location (Long, Lat): 50.821532, -0.443710
Viewpoint altitude 6m AOD plus 1.5m (approx, rounded to nearest 0.5m)
Location data based on Samsung Galaxy A51 GPS & Google Earth
Distance to closest boundary edge (approx): 106m
Looking direction: south east

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/120				
Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 12 - Year 15

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Proposed View Year 15

Planar projection
75% @ A3, 150% @ A1
Based on photography taken on 02.07.2020 at 14:53
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Viewpoint Location (Long, Lat): 50.821532, -0.443710
Viewpoint altitude 6m AOD plus 1.5m (approx, rounded to nearest 0.5m)
Location data based on Samsung Galaxy A51 GPS & Google Earth
Distance to closest boundary edge (approx): 106m
Looking direction: south east

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/120				
Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photograph 20

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Existing View

Planar projection

75% @ A3, 150% @ A1

02.07.2020, 13:24

Canon xx00D 1.6x, Canon EF-S 18-55mm

Hfov 40°

Viewpoint Location (Long, Lat): 50.825195, -0.441735

Viewpoint altitude 25m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Samsung Galaxy A51 GPS & Google Earth

Distance to closest boundary edge (approx): 482m

Looking direction: south



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/120				
Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 20 - Year 1

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Proposed View Year 1

Planar projection
 75% @ A3, 150% @ A1
 Based on photography taken on 02.07.2020 at 13:24
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 Hfov 40°
 Viewpoint Location (Long, Lat): 50.825195, -0.441735
 Viewpoint altitude 25m AOD plus 1.5m (approx, rounded to nearest 0.5m)
 Location data based on Samsung Galaxy A51 GPS & Google Earth
 Distance to closest boundary edge (approx): 482m
 Looking direction: south

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North West of Goring Station	Drawing No. CSA/2304/120		
Drawing Title	Photomontages	Date July 2020		
Client	Persimmon Homes, Thames Valley	Drawn BS	Checked CA	Rev -

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 20 - Year 15

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Proposed View Year 15

Planar projection
 75% @ A3, 150% @ A1
 Based on photography taken on 02.07.2020 at 13:24
 Canon xx00D 1.6x, Canon EF-S 18-55mm
 Hfov 40°
 Viewpoint Location (Long, Lat): 50.825195, -0.441735
 Viewpoint altitude 25m AOD plus 1.5m (approx, rounded to nearest 0.5m)
 Location data based on Samsung Galaxy A51 GPS & Google Earth
 Distance to closest boundary edge (approx): 482m
 Looking direction: south

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Drawing Title Photomontages	Date July 2020			
Client Persimmon Homes, Thames Valley	Drawn BS	Checked CA	Rev -	

Approximate extent of Site

Ferring Rife



Photograph 21

View from public footpath 2139_3, Highdown Hill viewpoint

Visualisation Type 3 - Existing View

Planar projection

75% @ A3, 150% @ A1

02.07.2020, 12:23

Canon xx00D 1.6x, Canon EF-S 18-55mm

Hfov 40°

Viewpoint Location (Long, Lat): 50.827795, -0.449362

Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Samsung Galaxy A51 GPS & Google Earth

Distance to closest boundary edge (approx): 907m

Looking direction: south east

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Project	Land North West of Goring Station	Drawing No.	CSA/2304/120				
Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 21 - Year 1

View from public footpath 2139_3, Highdown Hill viewpoint

Visualisation Type 3 - Proposed View Year 1

Planar projection

75% @ A3, 150% @ A1

Based on photography taken on 02.07.2020 at 12:23

Canon xx00D 1.6x, Canon EF-S 18-55mm

Hfov 40°

Viewpoint Location (Long, Lat): 50.827795, -0.449362

Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Samsung Galaxy A51 GPS & Google Earth

Distance to closest boundary edge (approx): 907m

Looking direction: south east

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/120				
Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 21 - Year 15

View from public footpath 2139_3, Highdown Hill viewpoint

Visualisation Type 3 - Proposed View Year 15

Planar projection

75% @ A3, 150% @ A1

Based on photography taken on 02.07.2020 at 12:23

Canon xx00D 1.6x, Canon EF-S 18-55mm

Hfov 40°

Viewpoint Location (Long, Lat): 50.827795, -0.449362

Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)

Location data based on Samsung Galaxy A51 GPS & Google Earth

Distance to closest boundary edge (approx): 907m

Looking direction: south east

Proposals shown are based on the Concept Masterplan by Thrive Architects (drg CMP-02 rev P5)



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Project	Land North West of Goring Station	Drawing No.	CSA/2304/120				
Drawing Title	Photomontages	Date	July 2020				
Client	Persimmon Homes, Thames Valley	Drawn	BS	Checked	CA	Rev	-

Appendix J

Summary of Landscape and Visual Effects

LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Trees	Low	There are a small number of small trees located within sections of hedgerow at the Site boundaries and along the route of Ferring Rife.	None of the trees pose a constraint to development. Significant areas of new tree planting will be undertaken in areas of open space and at the Site boundaries.	Slight	Negligible Beneficial	Moderate Beneficial
Hedgerows / Scrub	Low	There are sections of hedgerow alongside the gardens of dwellings at Ferring and at the south western Site boundary. Patches of remnant hedgerow are present at other Site boundaries.	A section of hedgerow / scrub vegetation will require removal to provide vehicular access to the Site from the east. There are extensive opportunities for new hedgerow planting and restoration of former field boundaries within the open space and at the Site boundaries and within the land to the north.	Slight	Slight Adverse	Moderate Beneficial
Watercourses	Medium	Ferring Rife, a broad drainage channel, extends alongside the northern edge of the Site.	An area of open space can be provided alongside the rife. Landscape and bio-diversity enhancements will be undertaken along the route of the watercourse.	Slight	Negligible Beneficial	Slight Beneficial
Public footpaths and public access	Medium	The Site is crossed by public footpath 2121 which follows the southern Site boundary. Public footpath 2121_1 follows the south west boundary, but is located off-site. There are several informal routes alongside Ferring Rife and at the Site boundaries. The outlook from the existing footpaths is influenced by the proximity of the	The existing footpath can remain on its existing alignment alongside this boundary. Alternatively it can be diverted through the open space in the southern part of the Site. It can be re-surfaced to provide a hard paved link between the new and existing residential area and Goring-by-Sea station. Recreational routes can be provided through areas of open space and alongside	Slight	Moderate Beneficial	Moderate Beneficial

		railway line and by built development; however there are views to the National Park and Highdown Hill to the north.	Ferring Rife increasing public access to the Site.			
Land Use: Arable Farmland	Medium	The Site currently comprises an area of arable farmland.	The existing arable field will be replaced by development, open space and infrastructure. The loss of arable farmland will be offset to a degree by environmental improvements in the large area of open space to the north.	Substantial	Substantial - Moderate Adverse	Substantial - Moderate Adverse
Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments & Listed Buildings	High	There are no registered heritage assets located within the Site.	There will be no direct effects on any registered heritage assets.	Neutral	Neutral	Neutral
Indirect effects on landscape / townscape character	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character of Site and Immediate Area (LCA: SC11, Littlehampton and Worthing Fringes)	Medium (Site and field to the north of Ferring Rife) Medium-High and High (wider LCA to the north of the A259)	The Site does not carry any statutory or non-statutory designations for landscape character or quality. It comprises a large arable field which forms part of a rectangular area of farmland indented into the urban area. It is located within the Littlehampton and Worthing Fringes LCA as described in the Landscape Character Assessment of West Sussex. This character area encompasses the Site and the rising ground on the lower	The Site is influenced by its proximity to the existing urban area, the coastal railway line and by the lattice pylons which cross it. It does lie in proximity to the National Park, however clearly relates to urban development within the low lying coastal plain. It shares none of the characteristics associated with the rolling, wooded landscape of the South Downs. The proposed development is located to the south of Ferring Rife, set back from the National Park behind an area	Substantial – Moderate (Site and adjacent field to the north) Moderate - Slight (farmland and playing fields on lower slopes of Highdown Hill)	Substantial – Moderate Adverse Moderate - Slight Adverse	Moderate Adverse Slight - Negligible Adverse

		<p>slopes of Highdown Hill immediately to the north. The Site displays many of the key characteristics of this LCA, in that it is low lying farmland, influenced by the adjacent urban edges and is crossed by the broad drainage ditch, Ferring Rife. The rising land to the north of the A259, which includes the land at the edge of the National Park and the fields to the west, includes areas of arable farmland but also contains a number of urban fringes uses including paddocks, light industry and playing fields. Whilst some land within the National Park is included within this LCA, it is located in close proximity to the adjacent urban fringe of Worthing.</p>	<p>of semi-natural open space and the farmland which follows the edge of the A259. The A259 provides a robust boundary between the developed coastal plain and the edge of the National Park to the north.</p> <p>Housing in this location would be closely related to the surrounding urban area and would form an extension to the existing built edge. Landscape enhancements within the proposed open space would be consistent with the land management guidelines set out in the Landscape Character Assessment of West Sussex.</p> <p>The undergrounding of the existing HV pylons and new landscaping alongside Ferring Rife will have a positive impact on the character of the Site.</p>			
<p>Wider Landscape Character: LCA SC12: Angmerring Upper Coastal Plain</p>	Very High	<p>The landscape at the edge of the South Downs National Park lies within LCA SC12 Angmerring Upper Coastal Plain. This area includes the rising chalk ridge at Highdown Hill, the Scheduled Monument at Highdown Hill and Highdown Conservation Area, and Highdown Park Registered Park and Garden (Grade II*). This area is also influenced by its proximity to built</p>	<p>The proposed development is located within the coastal plain and is indented into the surrounding urban area. In views from vantage points in the South Downs, it is seen as a rectangular field surrounded on three sides by the urban fabric.</p> <p>The proposed development is set back from the boundary with National Park by an area of existing farmland and the proposed area of semi-natural open space. This buffer area will provide a</p>	Slight - Negligible	Slight – Negligible Adverse	Negligible Adverse

		<p>development on the coastal plain and urban fringe uses along the route of the A259.</p>	<p>transitional zone between the built area and the farmland / playing fields on the lower slopes of the National Park. The development will clearly relate to existing development on the coastal plain. In views from the National Park it will appear as an extension of built form in Goring / Ferring, which is a characteristic of views from Highdown Hill. Given the Site's association with the surrounding built area, the proposed development will not impact on the perceptual qualities of remoteness / tranquillity which are a feature of the wider National Park.</p> <p>The undergrounding of the existing HV pylons and new landscaping alongside Ferring Rife will have a positive impact on the character of the Site and views from the National Park.</p>			
<p>Townscape character of neighbouring area</p>	<p>Medium</p>	<p>The adjoining townscape is characterised by predominantly 20th century housing and flats. It also includes the A259 road, education and commercial sites, and Goring-by-Sea railway station.</p>	<p>The Site forms part of a rectangular area of undistinguished farmland within an otherwise densely developed urban area.</p> <p>Development at the Site would extend the built up area into this area of open land, occupying approximately half of the existing farmland to the south of Littlehampton Road. The proposal would however provide significant areas of publically accessible open</p>	<p>Moderate</p>	<p>Slight Adverse</p>	<p>Slight – Negligible Adverse</p>

			space, and the new housing would provide a well-considered frontage to the Site which is closely associated to the surrounding urban uses. Environmental improvements within the open spaces and within the farmland to the north will have positive impacts on the surrounding townscape character.			
Heritage Assets e.g. Highdown Conservation Area and Registered Park and Garden	Very High	The impact of the proposed development on the setting of Highdown Conservation Area and Grade II* Registered Park and Garden has been assessed as part of a separate Built Heritage Statement. This found that the site forms a small component of the wider landscape setting of this heritage asset. Views from within the gardens are very limited and are mainly inward looking. This assessment concluded that the impact of the proposed development on the setting of this heritage asset was negligible, less than substantial at the lowermost end of the spectrum.				
Other Effects						
Cumulative impacts	We are not aware of any significant developments, that are approved or allocated, within the vicinity of the Site which would affect this assessment					
Lighting	<p>The Site is currently in arable use and is unlit. The residential area to the immediate east, west and south of the Site has street lighting and background lighting from properties. The A259 is unlit, however there are a small number of light sources within the residential properties to the north of the highway.</p> <p>The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the surrounding urban area.</p>					
Construction Phase	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.					

VISUAL EFFECTS

Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
View from Littlehampton Road (Photographs 10, 11, 12 and 17, and Photomontage 12)	Low (road users) Medium (pedestrians)	There are near distance, open views from Littlehampton Road to the north of the Site. In these views, the Site forms part of a broader area of undistinguished farmland, with the existing built up edge visible in the backdrop. As the viewer transitions a short distance east and west of the Site along Littlehampton Road, views are rapidly restricted by intervening development.	<p>There will be open views of the new development from the section of Littlehampton Road to the north of the Site. These views will be experienced within the context of the surrounding urban environment.</p> <p>Housing will be set back behind open space and farmland and the existing pylons will be undergrounded. The new housing will be closer to the viewer when adjacent to the Site, however, it would be seen against the backdrop of the existing settlement which is already visible behind the Site. However, the visual effects will be offset to a degree by environmental improvements within the open space alongside Ferring Rife. As the new landscaping matures, visual effects will decline as it provides an attractive setting for the new homes.</p> <p>As receptors move beyond the Site, views of the new development will rapidly be screened by existing development within the urban area.</p>	Moderate	<p>Moderate – Slight Adverse (Road users)</p> <p>Moderate Adverse (Pedestrians)</p>	<p>Slight - Negligible Adverse (Road users)</p> <p>Slight Adverse (Pedestrians)</p>
Views from Goring Street (A29) (Photographs 07, 08 and 16)	Low (road users) Medium (pedestrians)	There are relatively open views from a section of Goring Street to the east of the Site, although views are filtered in places by hedgerow vegetation, and	The proposed built development will extend housing northwards broadly in line with existing development and incidental green space to the west of	Moderate	Slight Adverse	Slight – Negligible Adverse

		restricted immediately to the east of the Site by existing built development to the west of the carriageway. The existing residential development around the Site is evident in views from Goring Street.	Goring Street (A259). The existing built form along this section of the A259 will partially screen views of the new homes when travelling along the highway immediately east of the Site. Further north there will be relatively open views of the new homes and the proposed access. These views will be experienced within the context of surrounding development. The new housing will be set back from the proposed roundabout at the Site access, with new built development framing the proposed access road. New landscaping at the entrance to the Site will soften views of the buildings, and provide an appropriate setting for the new homes. Landscaping within the northern part of the Site, and the removal of the existing pylons, will also have some positive effects on the approach along Goring Street from the north.		Moderate Adverse	Slight Adverse
Views from public footpaths 2121 and 2121_1, (Photographs 01, 02 and 15)	Medium	Open views of the Site from public footpath 2121 which follows the southern boundary, and from footpath 2121_1 which follows the south western corner of the Site. Highdown Hill is visible to the north in views across the Site, however the visual amenity of these routes are affected by surrounding development and the railway line.	Development will be set back from the route of the public footpaths. In order to retain key views towards the north, green corridors can be incorporated into the development. The remainder of the views north from here will be interrupted by built development.	Substantial	Moderate Adverse	Moderate Adverse
Views from coastal railway line	Low	Passengers travelling on the railway line will experience open, albeit transitory views of the Site.	Initially there will be open, brief and transitory views of the new development available to passengers on the railway. Landscaping alongside the southern boundary will	Moderate	Slight Adverse	Negligible Adverse

			increasingly screen these views as it matures.			
Views from Goring-by-Sea Railway Station footbridge and platform (Photograph 05)	Low	There are open views of the Site from the footbridge at Goring-by-Sea Station and oblique views from the station platform.	There will be open views of the new development from the railway bridge, and oblique views of the car parking and local centre from the railway platform.	Moderate	Slight Adverse	Slight Adverse
Views from Singleton Crescent and the grounds at Chatsmore Catholic High School (Photograph 11 reverse view)	Medium	Views from Singleton Crescent are largely screened by existing housing, although there are glimpsed views towards the higher ground at the edge of the National Park. Views from the school grounds are limited by existing fencing, tree cover and by the flatted development which extends alongside the majority of the school's northern boundary. Partial views of Highdown Hill are likely from parts of the school grounds.	There will be glimpsed, partial views of upper floors and roof lines of the new development, seen between existing housing to the north of the street and from the school grounds.	Negligible	Negligible Adverse	Negligible Adverse
Views from Ferring Lane and Green Park (Photographs 13 and 14)	Medium	Views from public vantage points on Ferring Lane to the west are limited to partial, glimpsed views between buildings. There is a framed, partial view along Green Park, however it is restricted by vegetation at the end of the cul-de-sac.	Glimpsed partial views from Ferring Lane will largely be of the open space within the northern part of the Site. There will be partial views of upper storeys and rooflines of some development in the western part of the Site from Green Park.	Negligible (Ferring Lane) Slight (Green Park)	Negligible Beneficial Slight Adverse	Negligible Beneficial Slight - Negligible Adverse
Views from Highdown Rise (Photograph and Photomontage 20)	High	The Site is visible in the middle distance beyond the farmland on the lower slopes of Highdown Hill, with the existing urban area forming the backdrop to the view.	The proposed development would be seen in the context of the existing urban area and separated by farmland south of Littlehampton road and on the lower slopes of Highdown Hill. There would be an increase in	Moderate	Moderate Adverse	Slight Adverse

			the amount of built development, however it would be closely related to the existing urban area. Environmental improvements alongside Ferring Rife will soften and filter views in due course. The undergrounding of the existing HV pylons will also have a positive impact on views.			
Views from Highdown Gardens	High	Views from within Highdown Gardens are very limited, owing to the enclosure by vegetation within the gardens. These views are mainly inward looking.	There will be some views from the tower, and occasional filtered views from within the gardens. Where views are available, the new homes will be seen in the context of surrounding built development in Goring-by-Sea.	Negligible	Negligible Adverse	Negligible Adverse
View from Highdown Hill, FP2139_3 (Photograph and Photomontage 21)	High	There are panoramic views south across the coastal plain available from the higher ground at Highdown Hill. In views towards the coast from this elevated vantage point, the broad expanse of coastal development within the built up area of Worthing is conspicuous, with the Site forming part of a rectangular indentation in the otherwise largely continuous belt of development. Due to the elevation of these viewpoints, the English Channel is visible beyond the built up area.	The proposed development would occupy the middle ground, and the new housing would form an extension to the built up area of Goring. Development would clearly relate to existing settlement on the coastal plain. Given the surrounding built up context, the development would not impact on perceptual qualities such as remoteness and tranquillity which are associated with views from the South Downs. The development would also not impact on the visual link between Highdown Hill and the coast. New landscaping within the open spaces will provide a robust landscape framework for the new homes and a soft edge to the Site adjacent to the National Park. The retained farmland and the route of the A259 separate the Site from the National Park to the north. Whilst new development and open space will be evident in the view, it will not significantly alter the overall character of the existing	Moderate	Moderate Adverse	Slight Adverse

			view, which largely comprises urban development on the coastal plain, which contrasts with the undeveloped character of the National Park.			
Views from FP2139_1 and Restricted Byway 2139_4 (Photograph 18)	High	Views from public footpath 2139_1 are largely prevented by the adjacent field hedgerow which follows the southern edge of the path, and by the buildings and earth stockpiles at Eurogreen Environmental Green Waste Recycling Centre. There are more open views available from the restricted byway (2139_4) which follows the access road to the recycling centre. The Site is visible in the foreground of existing development.	Development would be closely related to existing development in Goring, and would result in a perceptible increase in existing built form on the coastal plain. New landscaping at the frontage of the Site will assist in assimilating the proposed development into the urban edge of Goring.	Moderate	Moderate Adverse	Slight Adverse
View from public open space on Honeysuckle Lane, High Salvington (Photograph 22)	High	In long distance views from the open space on Honeysuckle Lane, the Site can be discerned, with existing development in the middle ground and the backdrop to the Site.	The new development will be seen within the context of the existing settlement. Given the distance and the existing character of the view, which includes the rolling downs in the foreground, and urban development in the middle and long distance, there will be little impact on the visual amenity or character of these views.	Negligible	Negligible Adverse	Negligible Adverse
View from Cissbury Ring (photograph 23)	High	In distant views from the higher ground in the vicinity of Cissbury Ring, the Site can be discerned beyond the housing areas at Findon Valley and High Salvington, which occupy the sides of the intervening ridges.	The Site is visible as a very small part of a much wider panorama. Development at the Site would be discernible, but it would be seen in the context of other built development, including the housing in Findon Valley and High Salvington, which are conspicuous in the foreground	Negligible	Negligible Adverse	Negligible Adverse

Residential Views						
Views from East Lodge, West Lodge and The Swallows Return Public House	High / Medium	Views from front elevations of two properties across the Site to the urban edge of Goring. Views from East Lodge are restricted by dense boundary vegetation at the frontage of the property. There are views from the external seating area at the public house, however views from windows in the façade of the property are limited. Views are experienced in the context of the busy A259 which occupies the immediate foreground.	The new housing will be visible in the foreground of the existing urban edge and set back some distance from Littlehampton Road behind an area of retained farmland. These views are impacted by traffic movements on the A259. New landscaping along the route of Ferring Rife and the removal of the existing pylons will provide a landscaped setting for the new development.	Moderate	Moderate Adverse	Slight Adverse
Views from properties on of Goring Street (Photographs 07, 08 and 16)	Medium	Views from the flatted development at Goring Chase overlook the farmland to the north, with oblique views of the Site. There are views from several flatted blocks to the immediate east of the Site, filtered in places by the vegetation at the south eastern edge of the Site.	Views from the frontage development on Goring Chase will largely be of the existing farmland and open space, with housing and the new access visible to the south. There will be filtered views of the new development from upper and ground floor windows of the flats on Tara Perry Close and Olivia Close.	Slight Substantial	Slight Adverse Substantial – Moderate Adverse	Slight - Negligible Adverse Moderate Adverse
View from properties on Singleton Crescent	Medium	Views from the bungalows to the south of the Site are limited by rear garden boundaries.	The upper floors of dwellings will be visible in the southern part of the Site, seen beyond the railway line. Landscaping at the southern edge of the Site will screen these views in due course.	Slight	Slight Adverse	Slight Adverse
Views from properties on Ferring Lane (Photograph 13)	Medium	There are views from the rear of a number of dwellings at Ferring Lane, although these are restricted to varying degrees by rear garden vegetation and fences. The listed dwellings at Clematis and Jasmine Cottage have	Filtered views from the rear of the properties on Ferring Lane will largely be of the open space in the northern part of the Site. There will be partial views of the new housing from a small number of properties to the south of Ferring Lane, however	Slight	Slight Adverse	Slight Adverse (Beneficial, where views are predominately of open space)

		generous, well vegetated rear gardens, and views from the rear of the dwellings are heavily filtered.	these will be filtered by boundary vegetation and seen beyond the field to the south west of the Site.			
Views from properties on Green Park (Photograph 14)	Medium	There are two bungalows with limited inter-visibility with Site from windows located in the side elevation of the properties.	There will be partial views from two properties on Green Park, limited by boundary vegetation and seen beyond the field to the south west.	Slight	Slight Adverse	Slight Adverse
Seasonal Variation						
The above assessment is based upon an appraisal of late summer and winter views, and assumes a worse-case scenario when vegetation is out of leaf and the Site is at its most visible.						

Appendix K

Methodology

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of

making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables

which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).

- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.					
	Neutral/Negligible/Slight		Moderate	Substantial		
D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.					
	Neutral/Negligible/Slight/Moderate			Substantial		

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p>Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p>	<p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
	Partial loss of or impact on key characteristics, features or elements				
	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements				
	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements				
	No loss or alteration of key landscape/ townscape characteristics, features or elements				

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"> • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> • noticeably change the character, scale and pattern of the landscape/townscape; • may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticeable element in key views; • not possible to fully mitigate. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> • maintain existing landscape/townscape character; • has no impact on landscape features, such as trees, hedgerows, watercourses, etc.; • utilises a highly degraded landscape or brownfield site. 				

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.					
	Clearly perceptible and noticeable changes within a significant proportion of the view.					
	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).					
	Very minor changes over a small proportion of the view(s).					
	No discernible change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



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