



November 2021

Land North West of Goring Railway  
Station, Goring-by-the-Sea, Worthing,  
West Sussex

**Appendices  
to the Proof of Evidence**

Prepared by  
**Clive Self Dip LA CMLI MA (Urban  
Des)**

in respect of:  
**Landscape Matters**

LPA Ref: AWDM/1264/20  
Pins ref: APP/M3835/W/21/3281813

on behalf of:  
Persimmon Homes  
Report No: CSA/2304/10

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2304/10	-	26/11/2021	AM	CS	Draft
CSA/2304/10	A	03/12/2021	AM	CS	

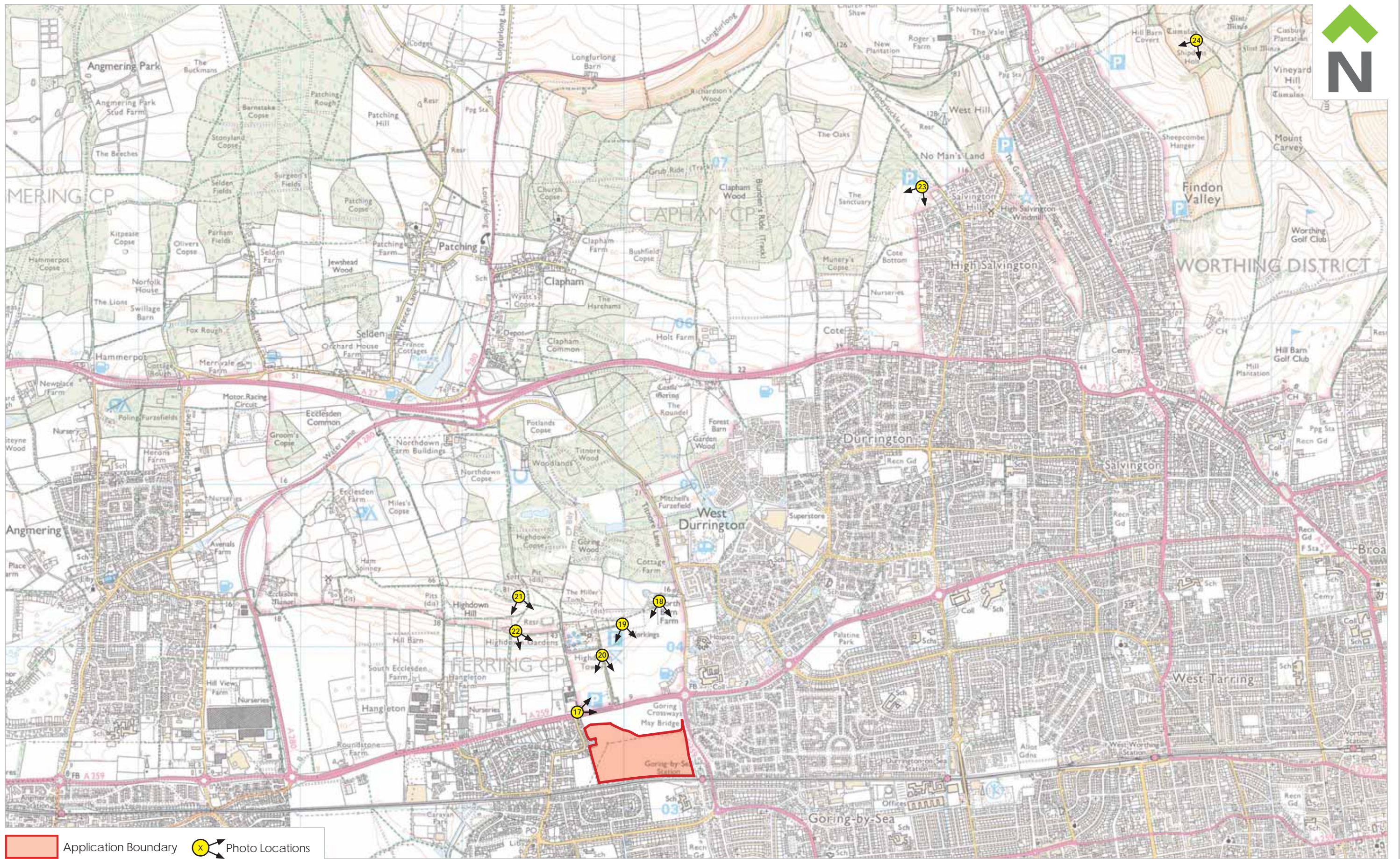


## Appendices

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- Appendix A: Site Location Plan
- Appendix B: Aerial Photograph
- Appendix C: Photosheets
- Appendix D: Landscape Strategy
- Appendix E: Extract from Landscape and Ecology Study of Greenfield Sites November 2015
- Appendix F: Extract from South Downs National Park: View Characterisation and Analysis- November 2015
- Appendix G: Extract from Landscape and Ecology Study of Greenfield Sites Combined Summary April 2017
- Appendix H: Summary of Landscape and Visual Effects
- Appendix I: Photomontages
- Appendix J: **Aerial Photograph showing Wider Context**

**Appendix A**  
Site Location Plan



Application Boundary
 
 Photo Locations

**CSA**  
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Project	Goring Station, Goring-by-Sea	Date	July 2020	Drawing No.	CSA/2304/114
Drawing Title	Site Location Plan	Scale @ A3	NTS	Rev	-
Client	Persimmon Homes Thames Valley	Drawn	PH	Checked	CA

**Appendix B**  
Aerial Photograph



Dixies Barns, High Street,  
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Project	Goring Station, Goring-by-Sea	Date	July 2020	Drawing No.	CSA/2304/115
Drawing Title	Aerial Photograph	Scale @ A3	NTS	Rev	-
Client	Persimmon Homes Thames Valley	Drawn	PH	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 -	



**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 -	

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



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

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 -	

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

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

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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<b>Drawing Title</b>	Photosheets	<b>Date</b>	July 2020				
<b>Client</b>	Persimmon Homes, Thames Valley	<b>Drawn</b>	PH	<b>Checked</b>	CA	<b>Rev</b>	-



Ferring Rife



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 -	

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

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

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

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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Drawing Title	Photosheets	Date	July 2020
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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 -

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

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



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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Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA Rev -

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	-

Approximate extent of Site

Ferring Rife



### Photograph 21

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

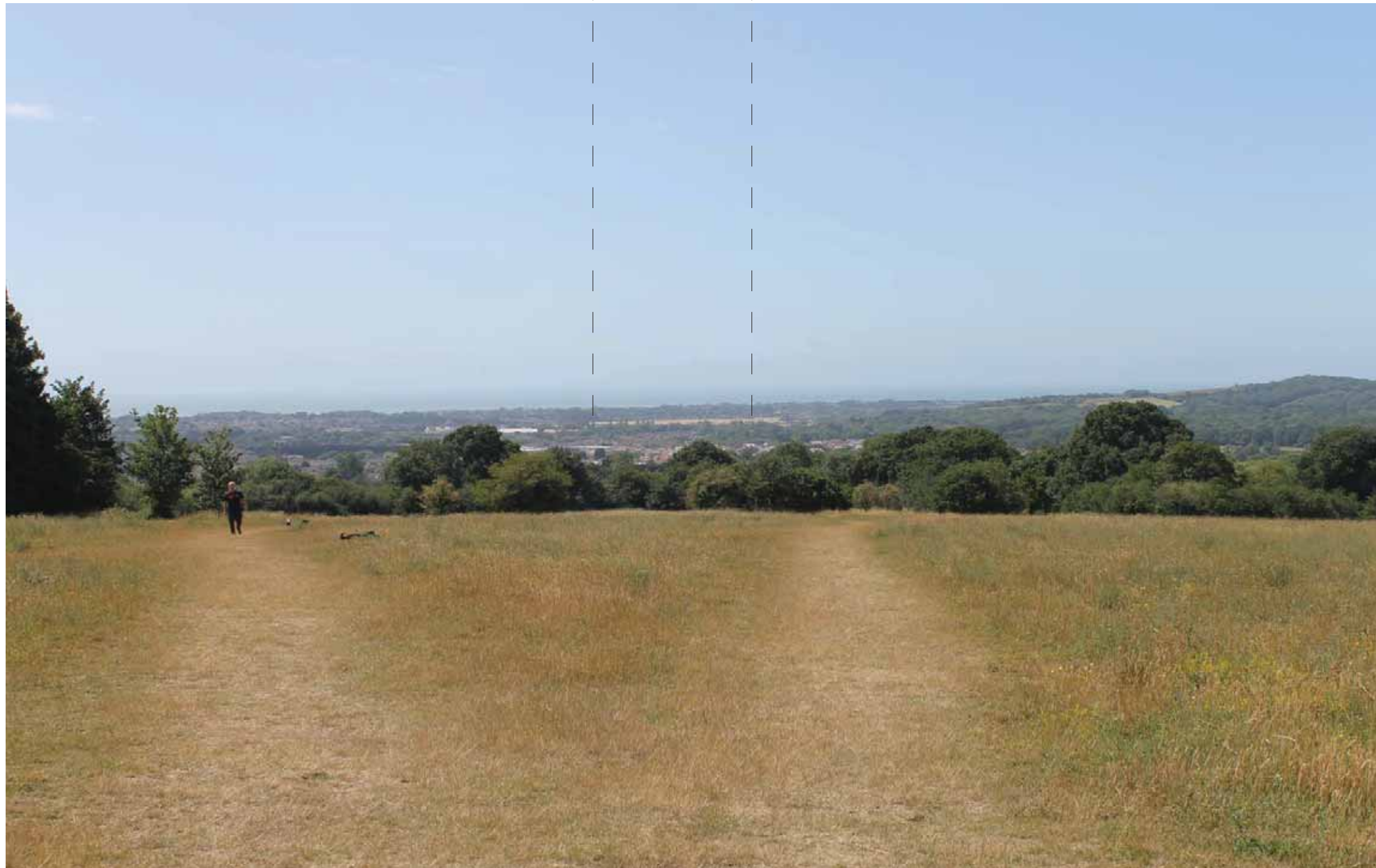
Visualisation Type 1  
Planar projection  
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02.07.2020, 12:23  
Canon xx00D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south east



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

Approximate extent of Site



### Photograph 22

View from car park and public open space near to 'The Sanctuary' adjacent to High Salvington

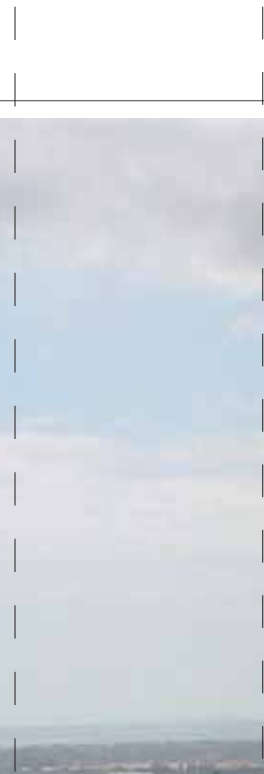
Visualisation Type 1  
Planar projection  
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02.07.2020, 13:50  
Canon xx00D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south west



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

Approximate extent of Site



### Photograph 24

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

**Appendix D**  
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.

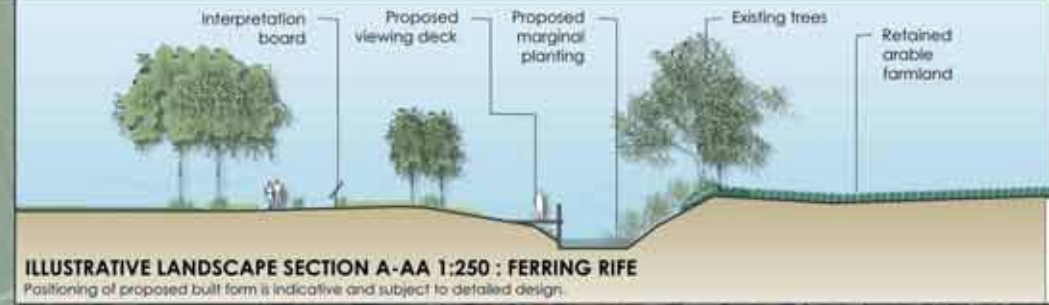
Existing hedgerows will be retained and enhanced with new native fruit / seed / nut / nectar bearing species of local provenance. Buffers of longer, tussocky grassland will be maintained alongside these features. Former field hedgerows will also be recreated, providing new wildlife corridors which connect 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.



### 3. Green Corridors

The proposed development parcels will be broken up by a series of Green Corridors. These will provide 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

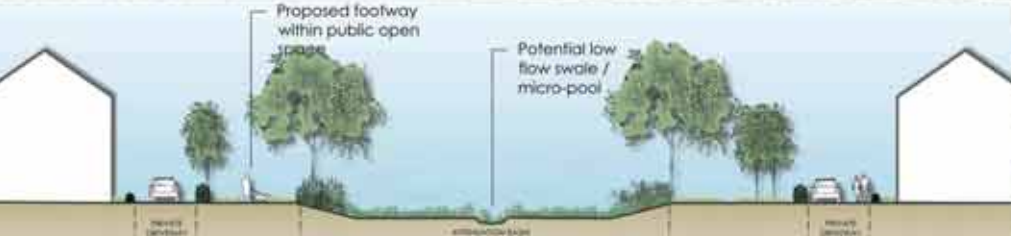
New play areas will be provided within the new open spaces, catering for both informal and formal play. A new play area will be provided within the open space alongside Ferring Rife. This will be designed to have a more 'natural' character, with timber and natural play elements. It will be designed to 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.



#### LEGEND

- Application Boundary
- Land in applicant's control
- Existing trees / vegetation
- Trees / vegetation removed
- Existing public footpath
- Existing pylons (overhead cables to be ground 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
- Burb 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.)

C	20/07/20	PH	Updated to revised line
B	14/07/20	PH	Updated to include way line
A	13/07/20	PH	Updated to match layout
Rev	Issue	By	Description

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Project: Land North West of Goring Station  
 Title: Landscape Strategy Plan  
 Client: Penstemon Homes Thames Valley  
 Scale: 1:2000 @ A1  
 Date: JAN 2020  
 Drawing No: CSA12004116

**Appendix E**

Extract from Landscape and Ecology Study of Greenfield Sites

November 2015



## Landscape and Ecology Study of Greenfield Sites in Worthing Borough



November 2015

Rev B

**SITE 5: CHATSMORE FARM**

**Landscape Structure**

5.74 A flat site, underlain by chalk with superficial sand and gravel deposits, adjacent to the southern edge of the South Downs National Park. The site consists of two large arable fields, separated by Ferring Rife which flows east to west through the northern half of the site. A line of pylons also runs east-west through the middle of the site.

5.75 The site is bounded by broken vegetation of varying density including bushes and occasional small tree groups, within or adjacent to the site's southern, eastern and western boundaries. Ferring Rife has limited significant riparian vegetation, including occasional shrubs/small trees. The site is surrounded by existing development to the south, east and west, including 3 storey buildings to the north-east and multi-storey flats to the south-east. The A259 forms the sites northern boundary. The railway line runs along the southern edge of the site. Footpath 2121 also runs along the southern boundary (within the site), and footpath 2121/1 runs along part of the western boundary.

**Landscape Character**

5.76 The site is located in the low lying flat open landscape of the 'Littlehampton and Worthing Fringes' county character area (area SC11), and is part of the 'Goring Coastal Plain' local landscape character area characterised by open large scale arable fields which continue to the north and west beyond the A259 road.

**Settlement Pattern**

5.77 Prior to the 20th century, Goring-by-Sea and Ferring were small nucleated settlements some distance from the site. During the 1950s, Goring Way was lined with houses, establishing a linear link of settlement between Goring-by-Sea and Ferring, about 200m to the south of the site. During the 1960s, much of the current housing to the east and west was in place, with housing in Ferring reaching level with the northern edge of the site, and housing reaching north from Goring Way to the railway along the southern edge of the site. The full extent of housing which borders the site to the east was reached during the 1980s, and multi-storey buildings have recently been constructed to the south-east of the site on the opposite side of the railway. However, an open area remains adjacent to the south, beyond the railway as school playing fields.

5.78 Worthing has also spread north towards West Durrington, but no substantial development has taken place immediately north of the site within the vicinity of Highdown Hill. The site remains as a continuation of the open landscape to the north, separating the northern settlement patterns of Worthing and Ferring when viewed from the north. If the site is developed in its entirety, the areas of settlement to the east and west of the site would coalesce.

**Ecology Summary (see Appendix A for full summary)**

5.79 The site is dominated by habitats of negligible conservation interest in their own right including arable land, species-poor grassland, scrub and defunct hedgerows, and a small numbers of trees which are generally young and/or comprise non-native species. Linear vegetative features, such as hedgerows and scrub lines with trees do however provide suitable opportunities for movement of wildlife and compliment habitats in the wider area so are considered in combination to be of local wildlife value.

5.80 The feature of greatest ecological interest within the site is Ferring Rife and the corridor of semi-

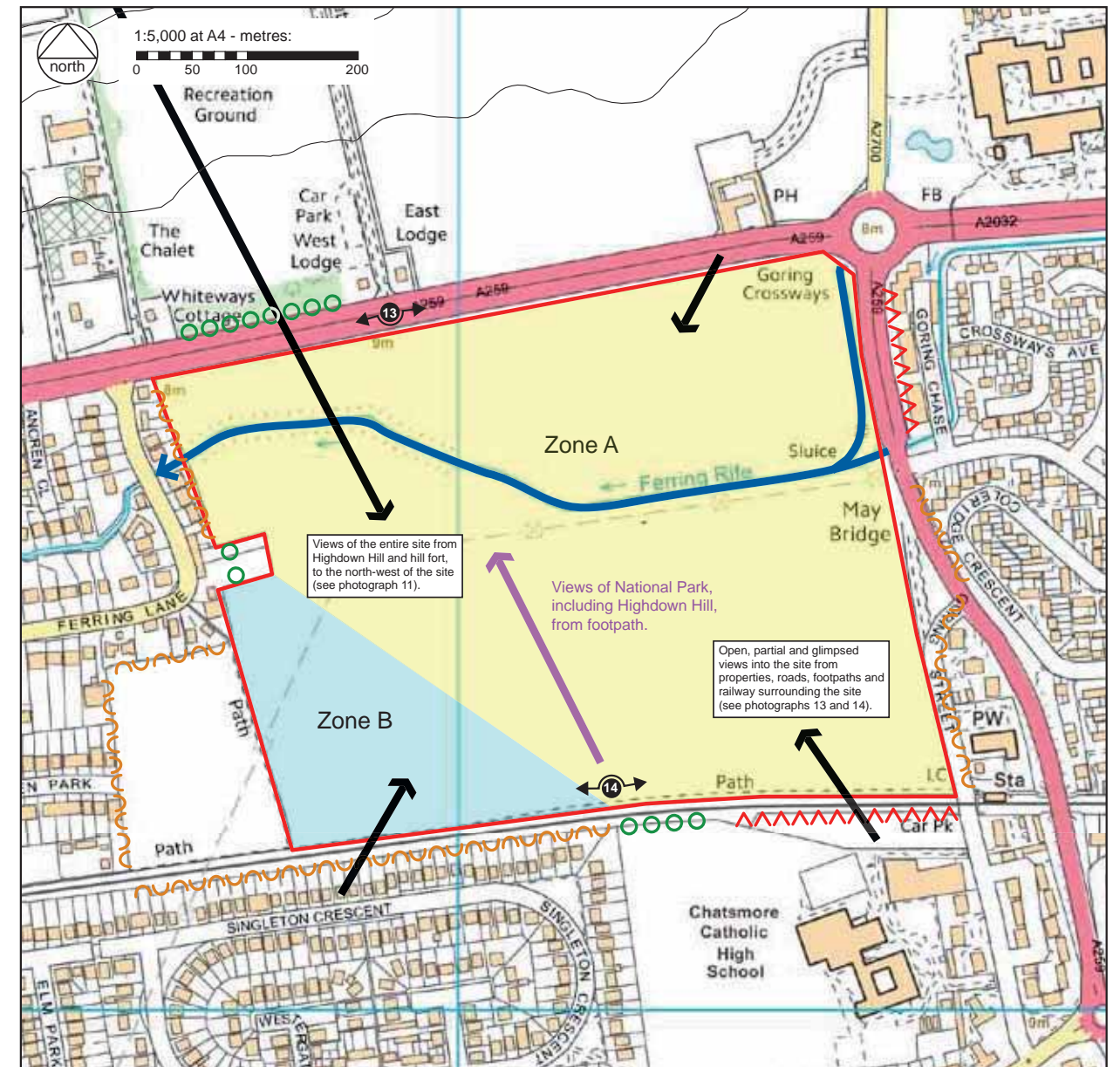


Figure 22: Site 5 Analysis

Based on mapping data licensed from Ordnance Survey, Crown copyright.

**KEY**

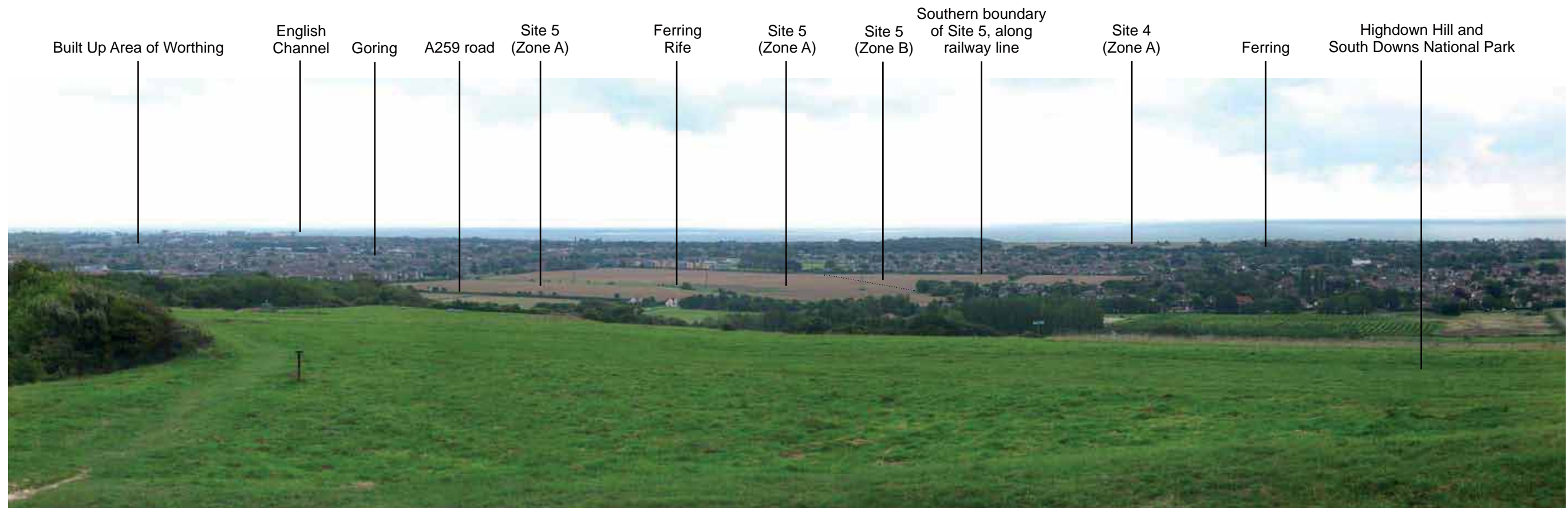
Site boundary	Filtered urban edge
Zone A	Hard urban edge
Zone B	Separation between settlements
Contours (5m intervals)	Significant watercourse
Ridgelines / spurs	Key views into the site
Valley feature	Key views out from the site
Prominent slope	Photograph locations
Containment e.g. boundary vegetation / woodland	

natural habitats through which it flows, which in combination are considered to form a significant part of a wider habitat of district value.

**Visual Assessment**

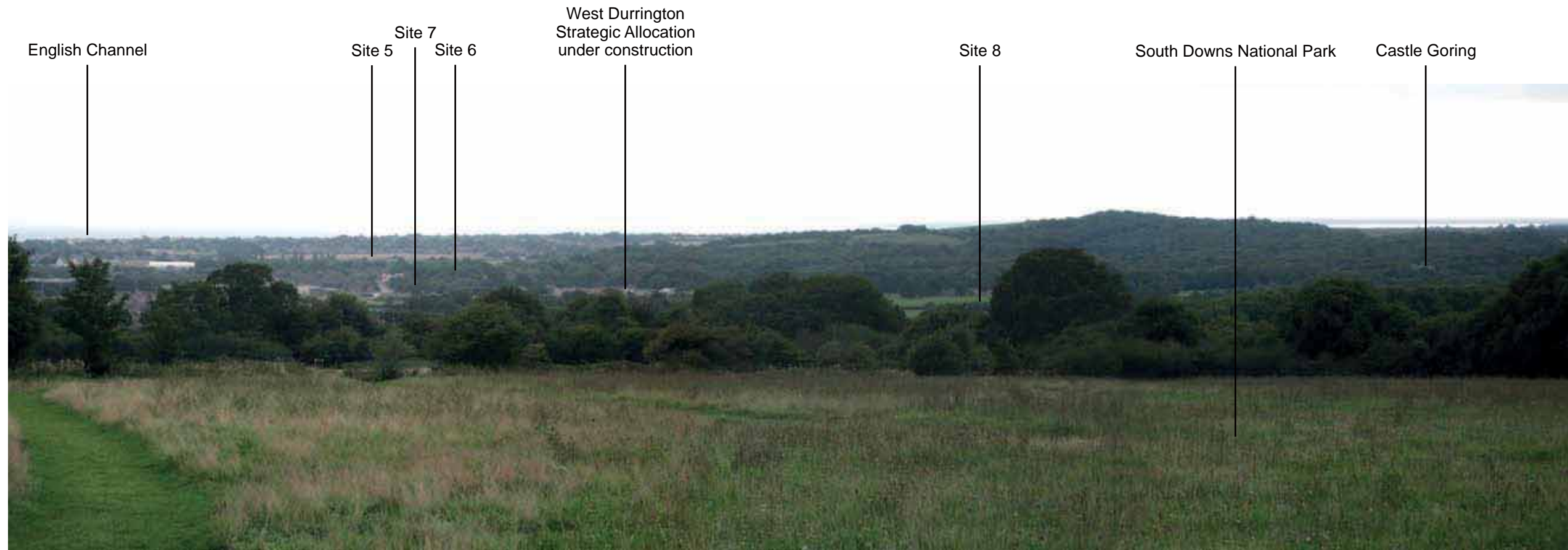
- 5.81 **Zone A** is open to view from Highdown Hill and its hill fort within the South Downs National Park to the north, and forms a prominent part of the middle distance within the view (see photograph 11). The zone is seen in context with existing settlement on three sides and the English Channel on the horizon, and forms an effective gap in the view of development along the coastal plain. The view of open space continues slightly south of the railway line into the school playing fields to the south-east of the site.
- 5.82 The zone is also visible from high ground within the National Park to the east of High Salvington (see photograph 12), and at a greater distance from Cissbury Ring, which is a Scheduled Ancient Monument hill fort within the National Park to the north of Worthing.
- 5.83 At closer range, Zone A is open to view from footpaths 2121 and 2121/1, from the A259 (see photograph 13), and although partially filtered by vegetation in places, is visible from properties and railway passengers which face onto the site. The zone forms effective separation between Goring and Ferring when travelling along the A259 road. There are uninterrupted views to the National Park, including Highdown Hill from public footpath 2121 along the southern edge of the site (see photograph 14).

- 5.84 The visual sensitivity of the **Zone A** is judged to be **Major**. This rating feeds into the overall sensitivity assessment table on page 52.
- 5.85 Zone B is visible from high ground within the National Park (see Photograph 11). However, Zone B, along with adjacent land within Arun District to the west, is partially contained to the north by vegetation along the north-western site boundary, and forms a less prominent part of the visual separation between Goring and Ferring than Zone A.
- 5.86 The visual sensitivity of Zone B is judged to be Moderate. This rating feeds into the overall sensitivity assessment table on page 52.

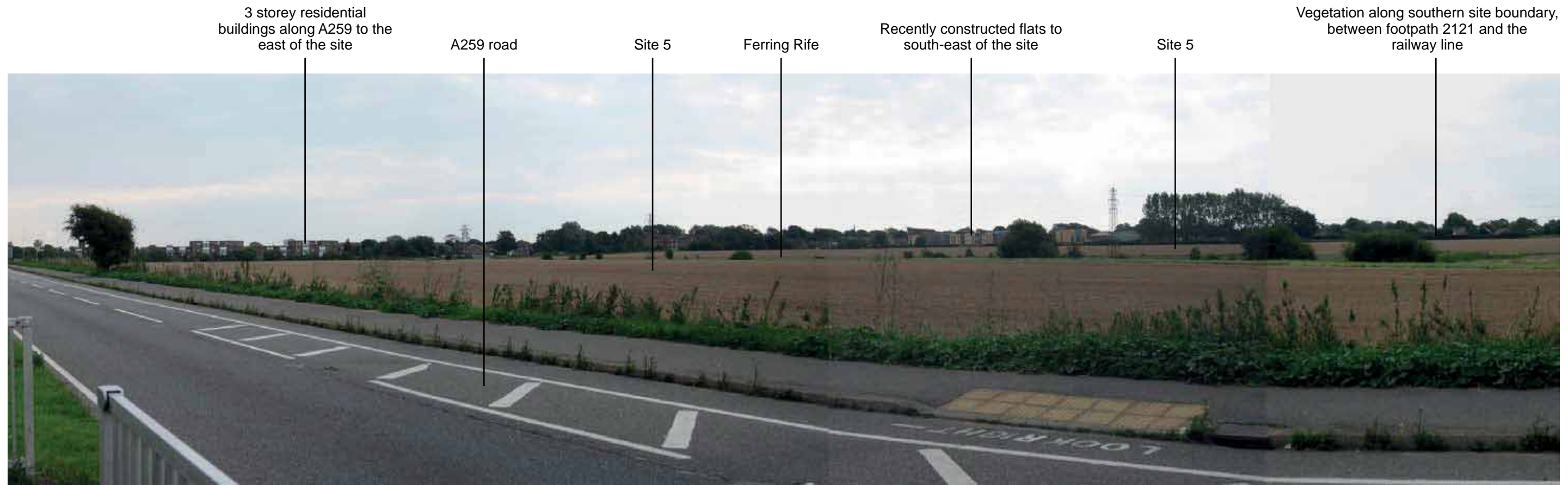


**Photograph 11 (Sites 4 and 5)** Looking south from Highdown hill fort.

Site 5: Chatsmore Farm (WB08152)



Photograph 12 (Sites 5, 6, 7 and 8) Looking south-west, from South Downs National park west of High Salvington.



Photograph 13 (Site 5) Looking east to south from the A259. Continues right



Continued from left. Looking south to west.

Footpath 2121, along southern site boundary, adjacent to the railway line

Dwellings off Ferring Lane to the west of the site

Highdown Hill

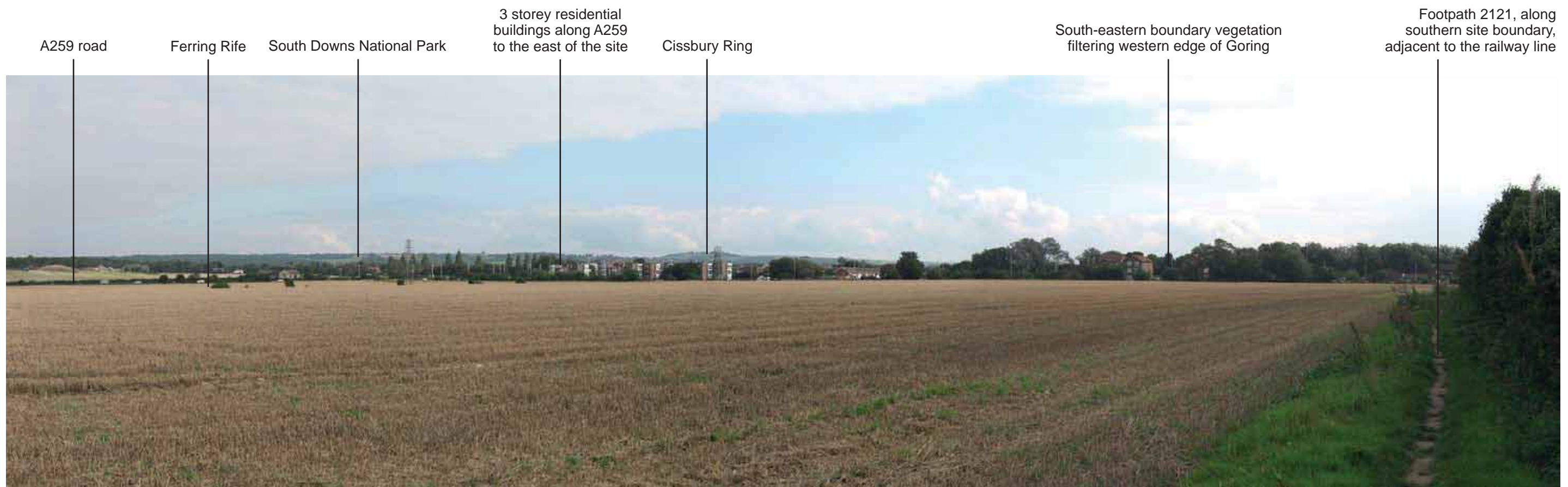
South Downs National Park

Ferring Rife

A259 road



Photograph 14 (Site 5) Looking west to north from footpath 2121. Continues right.



Continued from left. Looking north to east.

**Site 5 Zone A Sensitivity**

5.87 Each element of the sensitivity assessment for Site 5 Zone A, and an overall judgement based on a 5 point scale, are set out below.

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	
							<small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>	
3	4	2	5	4	5	4	28	
Limited intact boundary features or vegetation along Ferring Rife, but recorded by Natural England as grade 1 agricultural land.	The majority of the zone consists of habitats of negligible conservation interest. However, Ferring Rife and the corridor of semi-natural habitats through which it flows, are in combination considered to form a significant part of a wider habitat of district value.	Development of the zone would not set a precedent in terms of extent of development on the coastal plain in the locality, but would remove the northern gap between Goring and Ferring.	Zone provides an essential sense of separation between Goring and Ferring, despite development to the south.	Provides an open aspect in an otherwise developed coastal plain and connection to the South Downs National Park.	The zone is prominent in views from Highdown Hill within the South Downs National Park, and is visible from Cissbury Ring. The site is visible at closer range from surrounding viewpoints, and provides openness and settlement separation when viewed from the A259 between Ferring and Goring. There are uninterrupted views to the National Park from public footpath within the south of the site (see visual assessment).	Maintain open visual dimension of the gap, with the exception of the south-west corner of the site where there is potential to recreate hedges along boundaries. Enhance riparian vegetation along Ferring Rife without damaging openness of main views.	<b>SUBSTANTIAL</b>	

**Site 5 Zone B Sensitivity**

5.88 Each element of the sensitivity assessment for Site 5 Zone B, and an overall judgement based on a 5 point scale, are set out below.

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	
							<small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>	
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.	<b>MODERATE</b>	



**Site 5 Zone A Value**

5.89 Each element of the value assessment for Site 5 Zone A, and an overall judgement based on a 5 point scale, are set out below.

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	3	4	1	4	4	3	23
Adjacent to the South Downs National Park to the north.	Adjacent to the Highdown Conservation Area and several listed buildings. The Environment Agency's Flood Zones 2 and 3 covers a significant portion of the site along Ferring Rife.	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.	Borders southern extension of Highdown Conservation Area, on the other side of the A259.	Forms an undeveloped setting to the South Downs National Park.	Public footpaths along the southern boundary, with views of the National Park, and Goring railway station within close proximity to the south-east. Centre of the site, including along Ferring Rife, is used for dog walking.	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.	<b>SUBSTANTIAL</b>

**Site 5 Zone B Value**

5.90 Each element of the value assessment for Site 5 Zone B, and an overall judgement based on a 5 point scale, are set out below.

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.	<b>SUBSTANTIAL</b>



**Green Infrastructure**

**Landscape**

- 5.91 Key considerations should include (see plan left):
1. Maintain undeveloped landscape as part of effective separation between Goring-by-Sea and Ferring, and break in settlement when viewed from the north, particularly the area defined by the dashed line on plan.
  2. Enhance riparian vegetation along Ferring Rife, without effecting openness of the main views.
  3. Protect public rights of way, including link to Goring-by-Sea railway station.
  4. Strengthen boundary vegetation, in particular along the A259 road, without damaging the the main open view.
  5. Potential to plant new woodland tree belt to form robust vegetated edge to settlement, and replace or provide new public footpath to edge of settlement to maintain views to the National Park, if Zone B of the site is developed.

**Ecology**

- 5.92 Features of local and district value should be retained and where appropriate enhanced through management and complimentary habitat creation. Ways in which this could be achieved include:
- Enhancement of the Ferring Rife corridor through bank reprofiling, creation of side channels and backwaters, management of scrub to reduce overshading, provision of complimentary native scrub, tree and hedgerow planting, marginal and aquatic planting, and management of non-native invasive species.
  - Enhancement of wildlife corridors through appropriate management and complimentary planting to improve existing features, and creation of new linear semi-natural habitats such as species-rich hedgerows and treelines.
  - Creation of a range of habitats with high wildlife interest within areas of public open space such as species-rich grassland, native scrub, hedgerows, woodland and wetlands.
  - Creation of new opportunities for roosting bats and nesting birds through provision of bird and bat boxes on existing trees and new buildings.
  - Use native species typical of the local area in landscape planting where appropriate to do so. Where possible these should be sourced from stock of local provenance.
  - Prioritising the use of plants which benefit native wildlife within formal landscaping schemes, including nectar- and pollen-rich and fruit- and nut-producing species.

**Appendix F**

Extract from South Downs National Park: View Characterisation and Analysis  
November 2015



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## South Downs National Park: View Characterisation and Analysis

Final Report  
Prepared by LUC on behalf of the South Downs National Park Authority  
November 2015

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Design  
Landscape Planning  
Landscape Management  
Ecology  
Mapping & Visualisation

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LUC uses 100% recycled paper

View number and name and	Grid reference <sup>3</sup> (see Figure 2.1 for map of approximate locations at 1:250K scale)	Reason for selection
		also noted as 'majestic' when viewed from the Monarch's Way.
31 Highdown Hill (National Trust)	509213 104341	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.
32 Amberley Mount	504167 112500	The viewpoint is located on the South Downs Way and is a good point from which to experience panoramic views west along the wooded scarp slopes, and north across the Low Weald, including the River Arun and Amberley Wild Brooks. It is noted in the SDILCA as representing views from the Arun to Adur Downs Scarp,
33 Chantry Hill	508724 111958	This viewpoint is located on the South Downs Way and is a good vantage point from which to enjoy panoramic views over the scarp footslopes and the Low Weald. It is noted in the SDILCA as representing views from the Arun to Adur Downs Scarp.
34 Sullington Hill	509493 112419	This viewpoint is located on Sullington Hill, adjacent to Chantry Hill. It is another good vantage point from which to experience panoramic views over the scarp footslopes and the Low Weald, and view the scarp and is noted in the SDILCA as representing views from the Arun to Adur Downs Scarp.
35 Salt Hill	467491 119769	This view, from Salt Hill, is located on the South Downs Way. It is a prominent point from which to experience views along the scarp to Butser Hill and over the Meon Valley. Views from this location are noted in the literature for the South Downs Way.
36 Harting Down	479019 118128	This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also an OS marked viewpoint and is located on the South Downs Way. Views from this location, overlooking South Harting and East Harting, are noted in the literature for the South Downs Way.
37 Pen Hill	481191 118257	This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from this hilltop are noted in the literature for the South Downs Way.
38 Cocking Down	486315 116818	This viewpoint is a natural vantage point from which to appreciate elevated views over the Rother Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature for the South Downs Way.
39 Sutton Down	495934 113109	This viewpoint is a natural vantage point from which to appreciate views across the Goodwood to Arundel Wooded Estate Downland and over the Lavant Valley. It is also located on the South Downs Way and views from the top of the Down are noted in the literature

## Views from the high downs looking south out to sea



Looking south-east to Goring-by-Sea (left) and Ferring (right), from Highdown Hill (VP31)

### Description

- 3.22 This view type includes views from the downs above the coastal plain, looking south across the developed coastal plain and out to sea.

### Examples of views

- 3.23 The following viewpoints represent this view type: 11, 31, 45, 48, 52, 53, 55, 56, 65, and 66.

### Monitoring Points

- 3.24 The following viewpoints have been photographed as monitoring points: 31, 48, 52, and 56.

### Special Qualities

- 3.25 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.

### Threats

- 3.26 Threats to this view type could result from changes that affect the iconic chalkland habitats of the downs, or from intrusive new developments within the view either by day or night that affect the sense of tranquillity within the National Park. Many of these views are across the developed coast and therefore development forms an existing part of these views (often in the background).

### Aim & Management Guidance

- 3.27 The aim is to ensure that there remain opportunities to access and appreciate these panoramic views, and to ensure the special qualities recorded above are retained. In particular, it will be important to:
- 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.
  - Maintain the distinctive chalk grassland and woodland habitats that characterise the downland (refer to guidance for the downland landscape types A, B and D, as relevant, contained in the South Downs Integrated Landscape Character Assessment for more guidance).
  - Encourage sensitive integration of fencing, tracks, hardstanding, jumps and other features associated with hobby farms, private stables and urban fringes.

**Appendix G**  
Extract from Landscape and Ecology Study of Greenfield Sites Combined Summary  
April 2017

## Landscape and Ecology Study of Greenfield Sites in Worthing Borough



COMBINED SUMMARY

April 2017

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## 1. INTRODUCTION

- 1.1 In 2015 Hankinson Duckett Associates (HDA) was commissioned by Adur and Worthing Borough Councils to undertake a Landscape and Ecology Study of eight Greenfield sites (Sites 1 to 8) which have been promoted through Worthing’s Strategic Housing Land Availability Assessment (SHLAA). In 2017, HDA carried out an assessment of two further sites (Sites 9 and 10) as an addendum to the original 2015 study.
- 1.2 Following representations from site promoters and the need for a ‘no stone unturned’ approach to identifying suitable development sites, HDA carried out a further review of three sites (Sites 3B, 5B and 8A) which the original 2015 study judged to be ‘low’ suitability. Additionally, Arun District Council requested that an additional site (Site 5C) should also be considered as part of this review.
- 1.3 This document combines and summarises the overall findings of the original 2015 study, the 2017 addendum and takes into account the review of sites within the 2015 study, and the additional area within Arun District.

## 2. SUITABILITY FOR DEVELOPMENT

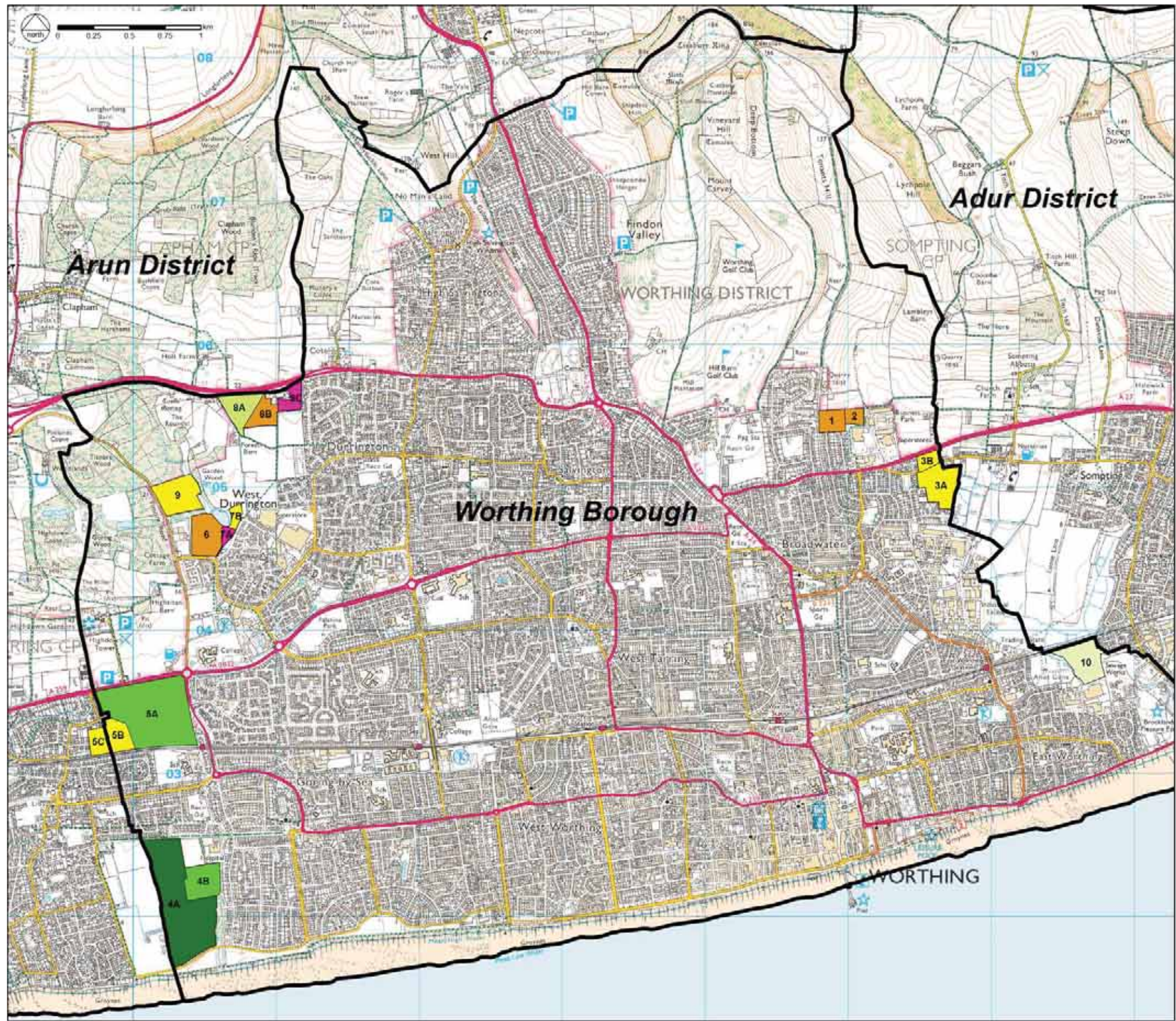
- 2.1 The overall landscape, visual and ecological suitability for development of each site or zone has been determined by combining the sensitivity and value ratings derived from the tabulated assessments set out in the documents described above. Sites with a higher sensitivity and/or value have a lower suitability for development than sites with lower sensitivity and/or value.
- 2.2 Using the matrix below, the suitability of each site or zone is set out in the table on page 2 and indicated on the accompanying map on page 3.

		<b>Sensitivity</b>				
		<b>Major</b>	<b>Substantial</b>	<b>Moderate</b>	<b>Slight</b>	<b>Negligible</b>
<b>Value</b>	<b>Major</b>	Negligible	Negligible	Negligible / low	Low	Low / medium
	<b>Substantial</b>	Negligible	Negligible / low	Low	Low / Medium	Medium
	<b>Moderate</b>	Negligible / Low	Low	Medium	Medium / high	High / medium
	<b>Slight</b>	Low	Low / medium	Medium /high	High	High / Very high
	<b>Negligible</b>	Low / medium	Medium	High / medium	High / Very high/	Very high



- 2.3 Sites 4A, 4B, 5A, 8A and 10, which have major or substantial sensitivity and/or value, have negligible to low or low/medium suitability for development in terms of landscape, visibility and/or ecology. Housing development in these areas would have a significant and detrimental effect on the character of the landscape as a whole and/or on separation between settlements, the setting to existing settlement or the South Downs National Park. Site 10 could be appropriate for formal or informal open space proposals provided views from the National Park are carefully considered and boundary vegetation is maintained in order to conserve the separation between East Worthing and Lancing.

- 2.4 Sites 3A, 7B and 9 have moderate ratings of sensitivity and value, and are therefore considered to have Medium suitability for housing development. Following the detailed review including consideration of further potential mitigation measures, Sites 3B, 5B and 5C are also judged to have Medium suitability for housing development. These sites are potentially suitable in landscape, visual and ecology terms for limited development proposals which would ‘round off’ a settlement or develop infill sites, but would need to demonstrate no adverse impacts on the setting to the National Park, the wider landscape or important landscape features such as woodland, and should have regard for the setting and form of existing settlement and the character and sensitivity of the adjacent landscapes.
- 2.5 Sites 1, 2, 6 and 8B are identified as having Medium/High landscape, visual and ecology suitability for development. These sites could accommodate urban extensions and/or infill sites, due to their generally lower sensitivity or value, provided sensitive considerations are taken into account, in particular the setting to the South Downs National Park.
- 2.6 Sites 7A and 8C are less constrained areas with high suitability for development from a landscape, visual and ecology perspective, which could accommodate allocations of new development without significant detrimental effects on the character of the landscape as a whole provided the form of new development proposals are closely related to, and in scale with, existing adjacent settlement.

No	Site	Zone	Sensitivity	Value	Suitability
1	North of Beeches Avenue	-	Slight	Moderate	Medium/High
2	Worthing United Football Club	-	Slight	Moderate	Medium/High
3	Upper Brighton Road	A	Moderate	Moderate	Medium
		B	Moderate	Moderate	Medium
4	Goring-Ferring Gap	A	Major	Substantial	Negligible
		B	Substantial	Substantial	Negligible/Low
5	Chatsmore Farm	A	Substantial	Substantial	Negligible/Low
		B	Moderate	Moderate	Medium
		C	Moderate	Moderate	Medium
6	Caravan Club, Titnore Way	-	Slight	Moderate	Medium/High
7	West of Fulbeck Avenue	A	Slight	Slight	High
		B	Moderate	Moderate	Medium
8	North of West Durrington	A	Substantial	Moderate	Low
		B	Slight	Moderate	Medium/High
		C	Slight	Slight	High
9	Land East of Titnore Road	-	Moderate	Moderate	Medium
10	Land at Dale Road	-	Substantial	Slight	Low/Medium



**KEY**

-  Borough and District boundaries
-  Sites:
- 1 Land North of Beeches Avenue
- 2 Worthing United Football Club Beeches Avenue
- 3 Land South of Upper Brighton Avenue
- 4 Goring - Ferring Gap (Land north-east of Amberley Drive)
- 5 Chatsmore Farm
- 6 Caravan Club, Titnore Way
- 7 Land West of Fulbeck Avenue
- 8 Land North of West Durrington Development (PFDA)
- 9 Land East of Titnore Lane
- 10 Land at Dale Road

**Landscape and Visual Suitability to Housing Development:**

-  High
-  Medium/High
-  Medium
-  Low/Medium
-  Low
-  Negligible/Low
-  Negligible

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**Appendix H**  
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
Hedgerows	Low	There are sections of hedgerow alongside the gardens with dwellings at Ferring and at the boundary of the south western field. Patches of remnant hedgerow plants are present at other Site boundaries.	Extensive opportunities for new hedgerow planting and restoration of former field boundaries.	Low	Moderate Beneficial
Trees / Shelterbelts	Medium	There are no mature trees present on Site to constrain development.	New tree planting will be undertaken in areas of open space and at the site boundaries.	Low	Moderate Beneficial
Farmland	Medium	The Site currently comprises an area of arable farmland.	The southern part of the Site will be converted to residential development, however the northern field will be retained in agricultural use. Areas of species rich grassland will be created in new areas of open space.	High	Moderate Adverse
Ferring Rife	Medium	Broad drainage ditch which bisects the Site.	Ferring Rife will be retained and enhanced for landscape and bio-diversity value.	Low	Moderate Beneficial
Public Rights of Way	Medium	The Site is crossed by two footpaths and 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 railway line and by built development.	The footpaths can be retained along the current alignment and the other routes can be formalised within areas of open space.	Low	Slight Beneficial
Heritage assets	N/A	No registered assets within the Site.	None	Neutral	Neutral
Indirect effects on landscape / townscape character		Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect
Site and Surrounding Area	Medium-low (Site), medium (Urban Area) and High (South Downs National Park)	<p>The Site comprises undistinguished farmland indented into the urban area. It is influenced by a number of detracting elements including the adjoining housing, the railway line and the lattice pylons which cross it.</p> <p>The adjoining townscape comprises a mix of housing, bungalows and flats. It is post war and undistinguished architecturally.</p> <p>The Rolling landscape of the South Downs is of much higher landscape quality and sensitivity. In proximity to the Site it is</p>	The proposals are well related to the existing settlement pattern and will not intrude on the setting of the National Park. The Illustrative Masterplan retains the northern part of the Site in agricultural use and there is scope for landscape enhancements along the course of Ferring Rife and within POS. In addition, the proposals are for an outward facing development which will positively address the adjoining open space and development boundaries.	Low	Slight Adverse declining in significance as the new landscaping matures and residents adjust to the change in character of the Site.

		influenced by the built development which extends along the coastal plain, detracting from its inherent rural qualities.			
<b>Landscape Value</b>	Low	There are a number of public footpaths which cross the Site and several informal routes, particularly alongside Ferring Brook. There are a number of listed buildings within the vicinity of the Site. In addition, the open character of the Site provides some relief to the surrounding built up area, which is likely to be valued at a local level.	The proposals will not impact on the setting of adjoining heritage assets. The existing footpaths can be retained and other routes will be formalised within areas of open space. The existing open character will be maintained and the open space and farmland will be integrated with the adjoining urban fabric.	Medium	Slight Adverse
<b>Cumulative impacts</b>		No known cumulative effects.			

## VISUAL EFFECTS

Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect
Littlehampton Road (Photograph 08)	Medium	There are open views from the road across the Site, with existing development prominent in the backdrop.	Development will be set back from the road behind a significant swathe of farmland and open space. The new housing will provide an improved edge to the open space, albeit slightly more prominent. New landscaping to the perimeter of the fields and within open space will assist in integrating the proposals in to their wider setting.	Medium	Slight Adverse becoming Slight Beneficial as the landscaping matures
Two dwellings and Swallows Return Public House, north of Littlehampton Road	Medium	Views from upper storey windows and from the front of the pub.	Again views will be of new development to the rear of a broad expanse of open space.	Medium	Slight Adverse becoming Slight Beneficial as the landscaping matures
Views from Goring Street and neighbouring development (Photographs 12 and 13)	Medium	Open views are available from the road and from front and side elevations of the neighbouring dwellings east of the route, occasionally filtered by patches of scrub vegetation.	New development will be well related to the existing settlement pattern. There will be some loss of openness to sections of the route, however this will to a degree be offset by new landscaping and environmental enhancements.	Medium	Slight Adverse
Views from the residential area south of the Site (Photograph 04 and 10)	Medium	There are views from the upper storeys of the recent flatted development to the south east over the railway infrastructure. Views from the bungalows further east are largely prevented by intervening fencing.	There will be an increase in development in views from the flatted blocks however these will be seen over the existing railway line and loss of visual amenity will be limited. There will be little impact on the housing to the east of the flats.	Medium	Slight adverse / Insignificant
Views the footbridge at Goring-by-Sea Station (Photograph 11)	Low	There are open views from the footbridge over the Site experience by commuters using the footbridge.	The proposals will not appear at odds with the surrounding settlement character, however the existing open character will be lost in proximity to the station.	Medium	Slight Adverse
Commuters traveling on the coastal railway (Photograph 11)	Low	Open views across the Site.	Open views of development will be filtered by new landscaping in due course. Views will by their nature be fleeting and transitory and experienced within the context of the wider urban area through which the train has been travelling.	Medium	Slight Adverse
Views from dwellings and public vantage	Medium	Views of the Site from the adjoining urban area are limited by garden fencing and vegetation. There are	Views from residential properties and public highways where available will predominately be of farmland and open space within the new	Low	Insignificant

points in Ferring (Photographs 09 and 06)		glimpsed views between buildings from Ferring Lane and Green Park.	development.		
Views from Highdown Hill and the South Downs National Park	High	There are expansive views from the higher ground on the edge of the National Park. In these views the Site forms a break in the existing urban area.	The proposed development would be well related to the existing urban area and would not intrude on the setting of the national park. New landscaping within open space and at the perimeter of the Site would have some beneficial effects in due course.	Low	Slight Adverse becoming Slight Beneficial as the new landscaping matures



**Appendix I**  
Photomontages

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

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	

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

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

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	Project Land North West of Goring Station	

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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	Project Land North West of Goring Station	

Project	Land North West of Goring Station	Drawing No.	CSA/2304/120
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		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**  
Aerial Photograph showing Wider Context



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Rev	Date	By	Description

Project	Land North West of Goring Station	Date	Dec 2021	Drawing No.	CSA/2304/123
Drawing Title	Aerial Photograph showing Wider Context	Scale @ A3	NTS	Rev	-
Client	Persimmon Homes Thames Valley	Drawn	SP	Checked	CS



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