

APPENDIX 4

Landscape and Ecology Study of Greenfield Sites in Worthing Borough – March 2017

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on behalf of

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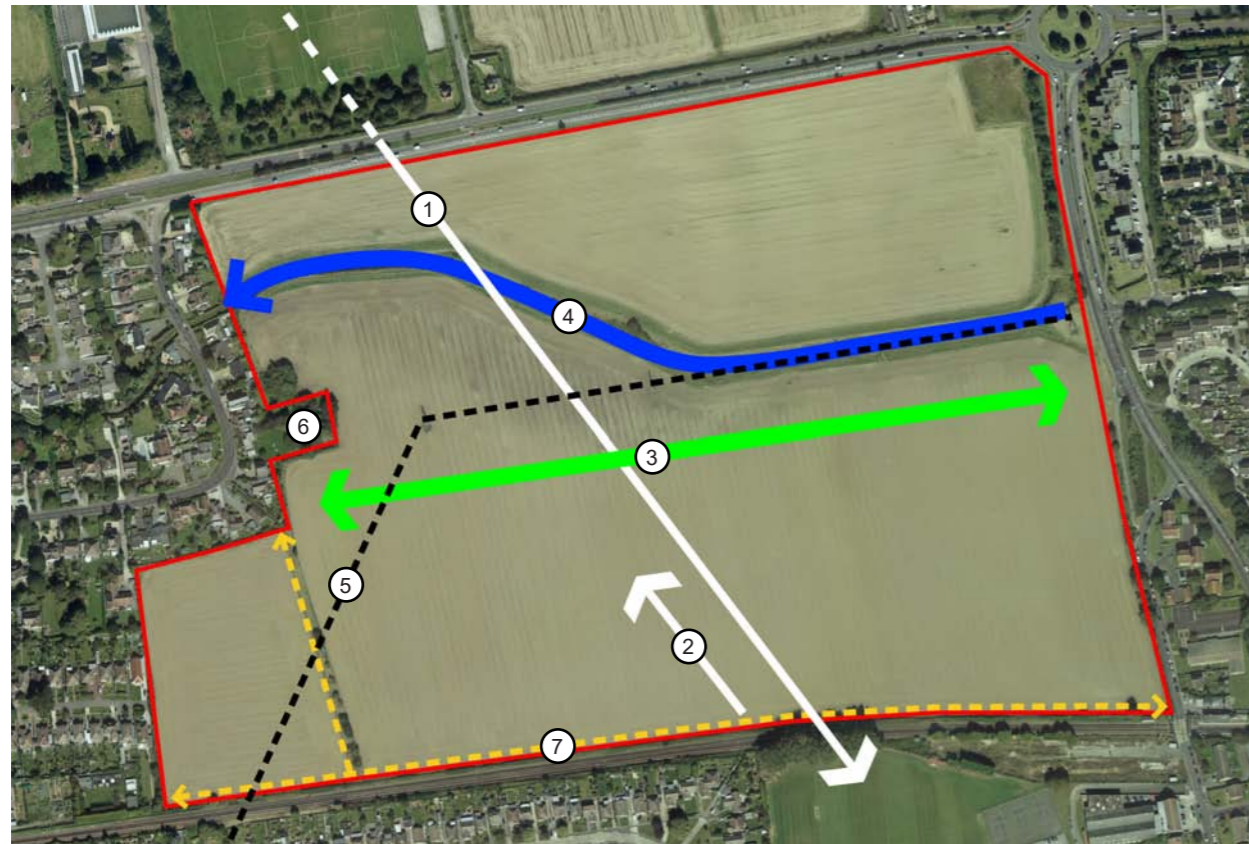


Figure D Site 5 constraints and opportunities (the site is considered as a whole, however areas 5A and 5B identified within the original 2015 Worthing study, and the additional area 5C within Arun are indicated on Figure A)

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.