

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: Angmering Upper Coastal Plain</p>	Very High	<p>The landscape at the edge of the South Downs National Park lies within LCA SC12 Angmering 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

		development on the coastal plain and urban fringe uses along the route of the A259.	<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>			
Townscape character of neighbouring area	Medium	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>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>	Moderate	Slight Adverse	Slight – Negligible Adverse

			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.						