

LANDSCAPE/TOWNSCAPE EFFECTS: LAND NORTH WEST OF THE GORING STATION

APP/M3835/W/21/3281813

The following table provides a comparison between the judgements made by Clive Self of CSA, who was acting for the appellant, and Brian Duckett of HDA, who was acting for Worthing Borough Council. The original summary of effects was contained in the appellants LVIA, which was duplicated in the amended appendices which were attached to Mr Self's proof of evidence.

The text in black is that contained in CSA's assessment whereas that in red is the conclusions reached by Brian Duckett. Where there is no additional text in the magnitude of change and the effects, it means the two parties reach the same conclusion. It is important to note that the methodologies used by CSA and HDA vary, to a certain degree, and so this is for **general guidance only**.

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15	Inspector's observations
Trees	Low Medium	There are a small number of small trees located within sections of hedgerow at the Site boundaries and along the route of Ferring Rife.	No significant loss of trees to boundaries, no loss of trees within site. Potential to plant new tree planting	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 Low Low/ medium at 15 years	Negligible Beneficial Minor Adverse	Moderate Beneficial Minor/ moderate Beneficial	
Hedgerows / Scrub	Low Medium	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.	New planting to replace hedgerow and hedgerow trees to Goring Street. Reinforcement of hedgerow planting to the southern and western boundaries. planting within open space	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 Low Medium at 15 years	Slight Adverse Minor Adverse	Moderate Beneficial	
Watercourses	Medium High	Ferring Rife, a broad drainage channel, extends alongside the northern edge of the Site.	Retention of rife with informal open space and internal tree and shrub planting	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 Very Low changing to Low at 15 years	Negligible Beneficial Negligible	Slight Beneficial Minor Beneficial	
Public footpaths and public access	Medium High	The Site is crossed by public footpath 2121 which follows the southern Site boundary. Public footpath	Footpath 2121 would require diversion to allow for planting and bunding proposed to the southern	The existing footpath can remain on its existing alignment alongside this boundary. Alternatively it can be diverted	Slight Low reducing to	Moderate Beneficial Minor Adverse	Moderate Beneficial Negligible	

		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 railway line and by built development; however there are views to the National Park and Highdown Hill to the north.	boundary. Without reinforcement of southern boundary vegetation would not screen development from the railway or existing settlement.	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 Ferring Rife increasing public access to the Site.	very Low at 15 years			
Land Use: Arable Farmland	Medium High	The Site currently comprises an area of arable farmland.	Best and most versatile land lost to development	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 High	Substantial - Moderate Adverse Substantial Adverse	Substantial - Moderate Adverse High	
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.	No registered heritage assets within site. No direct effect on registered park, or Scheduled Monument No listed buildings within or adjacent to the site	There will be no direct effects on any registered heritage assets.	Neutral Very Low	Neutral Permanent	Neutral Negligible	
Indirect effects on landscape / townscape character	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	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) High/ Medium	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	Loss of substantial area between settlements. Notable change in landscape character over an extensive area. Loss of gap	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	Substantial – Moderate (Site and adjacent field to the north) High	Substantial – Moderate Adverse Substantial Adverse	Moderate Adverse Substantial Adverse	

	Medium-High and High (wider LCA to the north of the A259) High	within the Littlehampton and Worthing Fringes LCA as described in the Landscape Character Assessment of West Sussex. This character area encompasses the Site and the rising ground on the lower slopes of Highdown Hill immediately to the north. The Site displays many of the key characteristics of this LCA, in that it is low lying farmland, influenced by the adjacent urban edges and is crossed by the broad drainage ditch, Ferring Rife. The rising land to the north of the A259, which includes the land at the edge of the National Park and the fields to the west, 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.	Loss of substantial area between settlements. Notable change in landscape character over an extensive area. Loss of gap.	<p>none of the characteristics associated with the rolling, wooded landscape of the South Downs.</p> <p>The proposed development is located to the south of Ferring Rife, set back from the National Park behind an area 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>	Moderate - Slight (farmland and playing fields on lower slopes of Highdown Hill) Medium	Moderate - Slight Adverse Substantial Adverse	Slight - Negligible Adverse Substantial/ Moderate Adverse	
Wider Landscape Character: LCA SC12: Angmerring Upper Coastal Plain	Very High	The landscape at the edge of the South Downs National Park lies within LCA SC12 Angmerring Upper Coastal Plain. This area includes the rising chalk ridge at Highdown Hill, the Scheduled Monument at Highdown Hill and Highdown Conservation Area, and Highdown Park	Includes the southern extension of the SDNP at Highdown Hill, the Scheduled monument and registered garden and its access. On the coastal plain one of the few gaps within the conurbation is open to view, between Ferring	<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</p>	Slight – Negligible Medium/ Low	Slight – Negligible Adverse Moderate Adverse	Negligible Adverse Moderate Adverse	

		Registered Park and Garden (Grade II*). This area is also influenced by its proximity to built development on the coastal plain and urban fringe uses along the route of the A259.	<p>and Goring, part of the setting to the SDNP.</p> <p>Winter effects more pronounced</p>	<p>with National Park by an area of existing farmland and the proposed area of semi-natural open space. This buffer area will provide a 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>Settlement adjacent to a working agricultural landscape. No urban fringe land uses or features. Adjacent land provides rural setting to townscape and separation between settlements. Open character lost to proposed development.</p>	<p>The Site forms part of a rectangular area of undistinguished farmland within an otherwise densely developed urban area.</p> <p>Development at the Site would extend the built up area into this area of open land, occupying approximately half of the existing farmland to the south of Littlehampton Road. The proposal would however</p>	Moderate High	Slight Adverse Substantial Adverse	Slight – Negligible Adverse Substantial Adverse	

			provide significant areas of publically accessible open 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	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15	Inspector's observations
View from Littlehampton Road (Photographs 10, 11, 12 and 17, and Photomontage 12)	Low (road users) Medium Medium (pedestrians) Medium/High	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.	Existing built development distant to the south – single storey with treed horizon. Major alteration to key elements of the baseline view. Loss of gap and new development more prominent in the view. Footpath on south – side and open and continuous views. New planting and pylons removed.	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. 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. As receptors move beyond the Site, views of the new development will rapidly be screened by existing development within the urban area.	Moderate High reducing to Medium after 15 years	Moderate – Slight Adverse (Road users) Substantial Adverse Moderate Adverse Pedestrians Substantial Adverse	Slight-Negligible Adverse (Road users) Moderate Adverse Slight Adverse Pedestrians Moderate Adverse	
Views from Goring Street (A29) (Photographs 07, 08 and 16)	Low (road users) Medium	There are relatively open views from a section of Goring Street to the east of the Site, although views are filtered in	Existing open views from Goring Street and additional open views at photo location 6 when access implemented. Open agricultural setting to Goring by Sea lost to development.	The proposed built development will extend housing northwards broadly in line with existing development and incidental green space to the west of	Moderate High reducing to Medium after 15 years	Slight Adverse Substantial Adverse	Slight/Negligible Adverse Moderate Adverse	

	Medium (pedestrians) Medium/High	places by hedgerow vegetation, and 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 Substantial Adverse	Slight Adverse Moderate Adverse	
Views from public footpaths 2121 and 2121_1, (Photographs 01, 02 and 15)	Medium High	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	Permanent loss of panoramic views north of the SDNP replaced with urban residential views along footpath. Occasional glimpses north through development.	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 High	Moderate Adverse Substantial Adverse	Moderate Adverse Substantial Adverse	

		surrounding development and the railway line.						
Views from coastal railway line	Low Medium	Passengers travelling on the railway line will experience open, albeit transitory views of the Site.	Passengers travelling will have open views across site to SDNP and experience the northern gap between settlements. Stopping trains will experience longer duration of the view. View lost to new development and proposed structure planting.	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 increasingly screen these views as it matures.	Moderate Medium	Slight Adverse Moderate Adverse	Negligible Adverse Moderate Adverse	
Views from Goring-by-Sea Railway Station footbridge and platform (Photograph 05)	Low Medium	There are open views of the Site from the footbridge at Goring-by-Sea Station and oblique views from the station platform.	Open views across appeal site and gap towards the National Park. Proposed Local Centre and New residential development would block views north and west across the gap and to the NP.	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 High	Slight Adverse Substantial Adverse	Slight Adverse Substantial Adverse	
Views from Singleton Crescent and the grounds at Chatsmore Catholic High School (Photograph 11 reverse view)	Medium Medium/High	Views from Singleton Crescent are largely screened by existing housing, although there are glimpsed views between properties towards the higher ground at the edge of the National Park. 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	Glimpsed views of the appeal site and high ground to the north of the site between bungalows. Views from the school buildings screened by intervening built development. Views to Highdown Hill from the school playing fields. Views lost to new development.	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 Low	Negligible Adverse Minor Adverse	Negligible Adverse Minor Adverse	

		parts of the school grounds.						
Views from Ferring Lane and Green Park (Photographs 13 and 14)	Medium Medium/High	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.	Existing glimpsed views from Ferring Lane and partial views from Green Park. Replaced with glimpses of new development and planting.	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) Low Slight (Green Park) Low	Negligible Beneficial Minor Adverse Slight Adverse Minor Adverse	Negligible Beneficial Minor Adverse Slight - Negligible Adverse Minor Adverse	
Views from Highdown Rise (Photograph 20 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.	Permanent loss of a key element in the baseline view from the conservation area and access to the registered park. Existing settlement forming distant backdrop to 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 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.	Moderate Medium	Moderate Adverse Substantial Adverse	Slight Adverse Substantial/ Moderate Adverse	
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.	Views from the garden are limited due to planting and general enclosure of the site. Views largely focused on the garden and plant collection	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	

<p>View from Highdown Hill, FP2139_3 (Photograph and Photomontage 21)</p>	<p>High Very High</p>	<p>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.</p>	<p>Open, panoramic views across appeal site and gap towards the sea. Site forms a substantial part of the mid ground in the view, a significant part of the rural setting to the National Park. Planting and removal of pylons proposed</p>	<p>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 view, which largely comprises urban development on the coastal plain, which contrasts with the undeveloped character of the National Park.</p>	<p>Moderate Medium</p>	<p>Moderate Adverse Substantial Adverse</p>	<p>Slight Adverse Substantial Adverse</p>	
<p>Views from FP2139_1 and Restricted Byway 2139_4</p>	<p>High</p>	<p>Views from public footpath 2139_1 are largely prevented by the adjacent field hedgerow which follows the southern edge of the path,</p>	<p>Limited views from FP 2139. More open views from the restricted byway where the proposed development would be prominent in the mid distance views</p>	<p>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</p>	<p>Moderate Medium reducing to Medium Low at 15 years</p>	<p>Moderate Adverse</p>	<p>Slight Adverse Moderate/ Minor Adverse</p>	

(Photograph 18)		<p>and by the buildings and earth stockpiles at Eurogreen Environmental Green Waste Recycling Centre.</p> <p>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.</p>		<p>of the Site will assist in assimilating the proposed development into the urban edge of Goring.</p>				
View from public open space on Honeysuckle Lane, High Salvington (Photograph 22)	High	<p>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.</p>	<p>Conspicuous area of agricultural land within the wider view. Located centrally in the view from a number of walking routes across the open space. Immediate foreground and backdrop to appeal site id wooded. Planting proposed to northern edge</p>	<p>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.</p>	<p>Negligible Medium reducing to Medium/Low at 15 years</p>	<p>Negligible Adverse Moderate Adverse</p>	<p>Negligible Adverse Moderate/Minor Adverse</p>	
View from Cissbury Ring (photograph 23)	High Very High	<p>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.</p>	<p>Distant view of the appeal site seen as part of the coastal plain. Housing areas on the upper coastal plain occupy the intervening land. New development on the appeal site discernible but not prominent in the view.</p>	<p>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</p>	<p>Negligible Very Low reducing to negligible at 15 years</p>	<p>Negligible Adverse Minor Adverse</p>	<p>Negligible Adverse Negligible</p>	
Residential Views Note: Brian Duckett made no comments on the following observations								
Views from East Lodge,	High / Medium		Views from front elevations of two properties across the Site	The new housing will be visible in the foreground of	Moderate	Moderate Adverse	Slight Adverse	

West Lodge and The Swallows Return Public House			<p>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.</p> <p>Views are experienced in the context of the busy A259 which occupies the immediate foreground.</p>	<p>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.</p> <p>New landscaping along the route of Ferring Rife and the removal of the existing pylons will provide a landscaped setting for the new development.</p>			
Views from properties on of Goring Street (Photographs 07, 08 and 16)	Medium		<p>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.</p>	<p>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.</p> <p>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.</p>	Slight	Slight Adverse	Slight - Negligible Adverse
View from properties on Singleton Crescent	Medium		<p>Views from the bungalows to the south of the Site are limited by rear garden boundaries.</p>	<p>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.</p>	Slight	Slight Adverse	Slight Adverse
Views from properties on Ferring Lane (Photograph 13)	Medium		<p>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</p>	<p>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</p>	Slight	Slight Adverse	Slight Adverse (Beneficial, where views are predominately of

			generous, well vegetated rear gardens, and views from the rear of the dwellings are heavily filtered.	to the south of Ferring Lane, however these will be filtered by boundary vegetation and seen beyond the field to the south west of the Site.			open space)	
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.						