

Appendices to Landscape Proof of Evidence

Of

Clive Self Dip LA CMLI MA (Urban Design)

January 2024

**Land North West of Goring Station,
Goring by Sea**

LPA Ref: AWDM/1264/20

Pins Ref: APP/M3835/W/21/3281813

On behalf of:

Persimmon Homes, Thames Valley

Report No: CSA/2304/12

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2304_12		23/12/2023	CS	OLS	



Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: Summary of Landscape and Visual Effects

Appendix E: Landscape Strategy

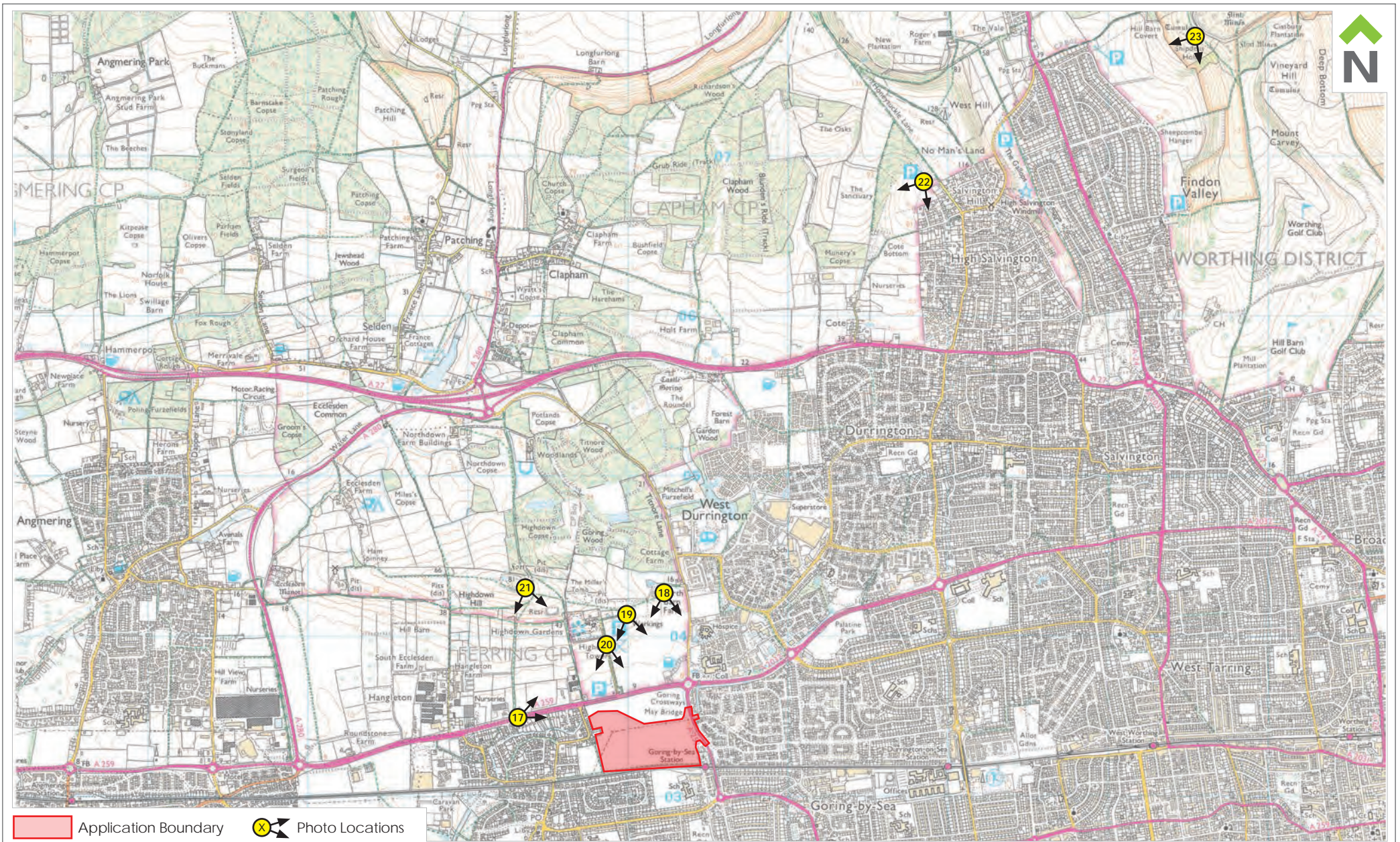
Appendix F: Extract from South Downs National Park:

View Characterisation and Analysis (2015)

Appendix G: Photomontages

Appendix A

Site Location Plan



Application Boundary
 Photo Locations



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 Title Site Location Plan
Client Persimmon Homes Thames Valley

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

Appendix B

Aerial Photograph



 <p>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p>t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk</p>	<p>Project Land North West of Goring Station</p>	<p>Date July 2020</p>	<p>Drawing No. CSA/2304/115</p>
	<p>Drawing Title Aerial Photograph</p>	<p>Scale @ A4 NTS</p>	<p>Rev A</p>
	<p>Client Persimmon Homes Thames Valley</p>	<p>Drawn PH</p>	<p>Checked CA</p>

Appendix C


Photosheets



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



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


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



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



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

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

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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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



Photograph 06

View from cycle path alongside eastern Site boundary

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

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

Flatted development at Bluebell Way



Photograph 07 View from junction of The Strand and Goring Street

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

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

Approximate extent of Site



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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site
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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife



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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Ferring Rife

Approximate extent of Site



Photograph 11 View from A259 - Littlehampton Road

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

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

Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife

Housing on Singleton Crescent



Photograph 12

View from A259 - Littlehampton Road looking south east

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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site



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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site



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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site
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

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

Approximate extent of Site



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



Dixies Barns, High Street,
 Ashwell, Hertfordshire SG7 5NT
 t 01462 743647
 e ashwell@csaenvironmental.co.uk
 w csaenvironmental.co.uk

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

Approximate extent of Site



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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site



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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

Ferring Rife



Photograph 21

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

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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site



Photograph 22

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

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

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

Approximate extent of Site



Photograph 23

View from public bridleway 2081 at Cissbury Ring

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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Appendix D

Summary of Landscape and Visual Effects

LANDSCAPE/TOWNSCAPE EFFECTS

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

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

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

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

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

VISUAL EFFECTS

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

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

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

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

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

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

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

Appendix E

Landscape Strategy

1. Landscape Setting and Character

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

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

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



7. Wildlife and Biodiversity

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

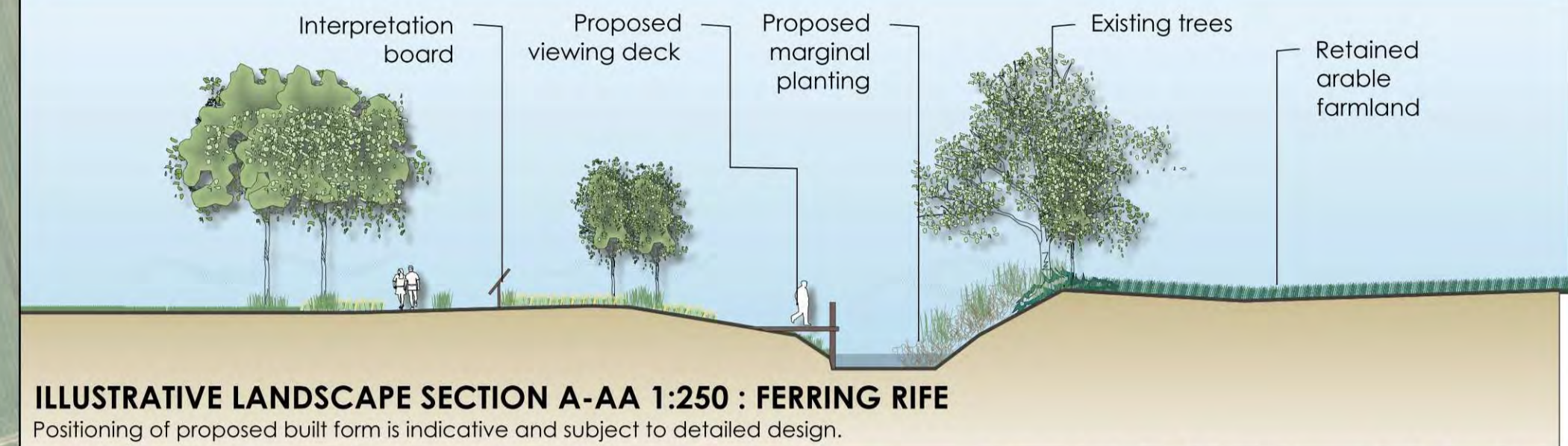
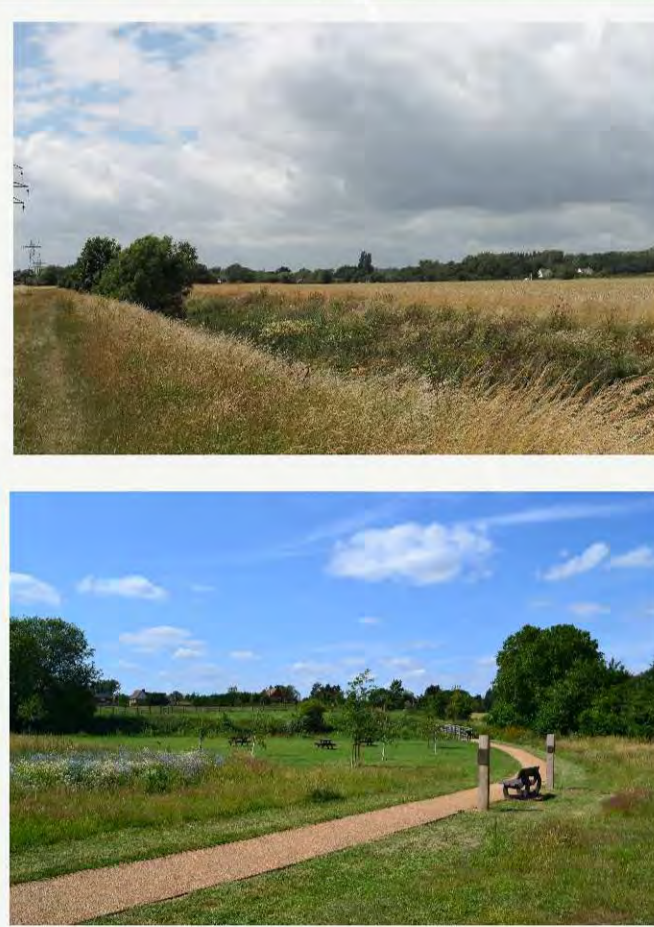
Existing hedgerows will be retained and enhanced with new native fruit / seed / nut / nectar bearing species of local provenance. Buffers of longer, tussocky grassland will be maintained alongside these features. Former field hedgerows will also be recreated, providing new wildlife corridors which connect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

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



2. Ferring Rife and Public Open Space

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



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

3. Green Corridors

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



4. Play Strategy

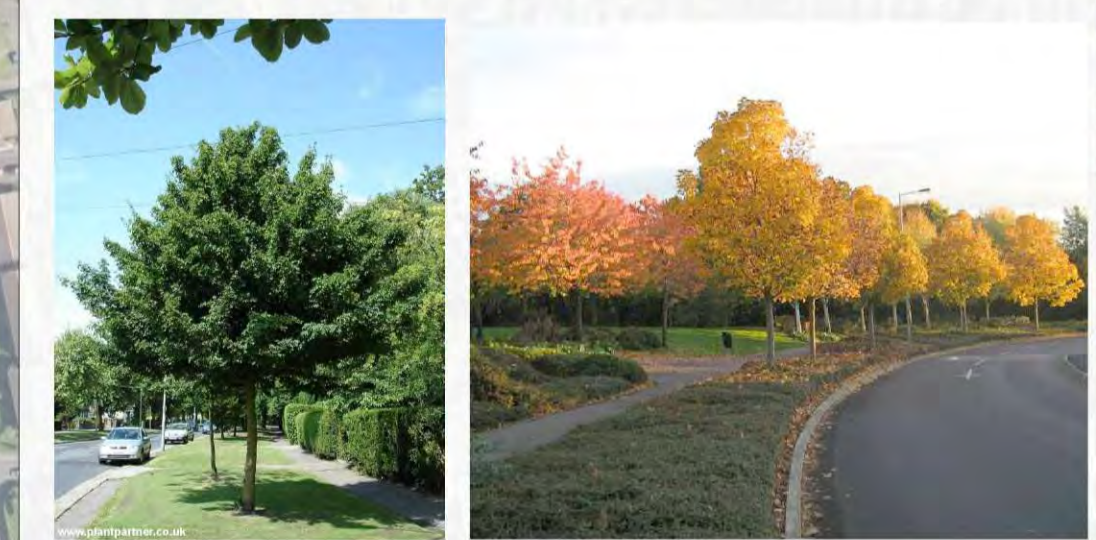
New play areas will be provided within the new open spaces, catering for both informal and formal play. A new play area will be provided within the open space alongside Ferring Rife. This will be designed to have a more 'natural' character, with timber and natural play elements. It will be designed to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



5. Green Streets, Public Realm and Access

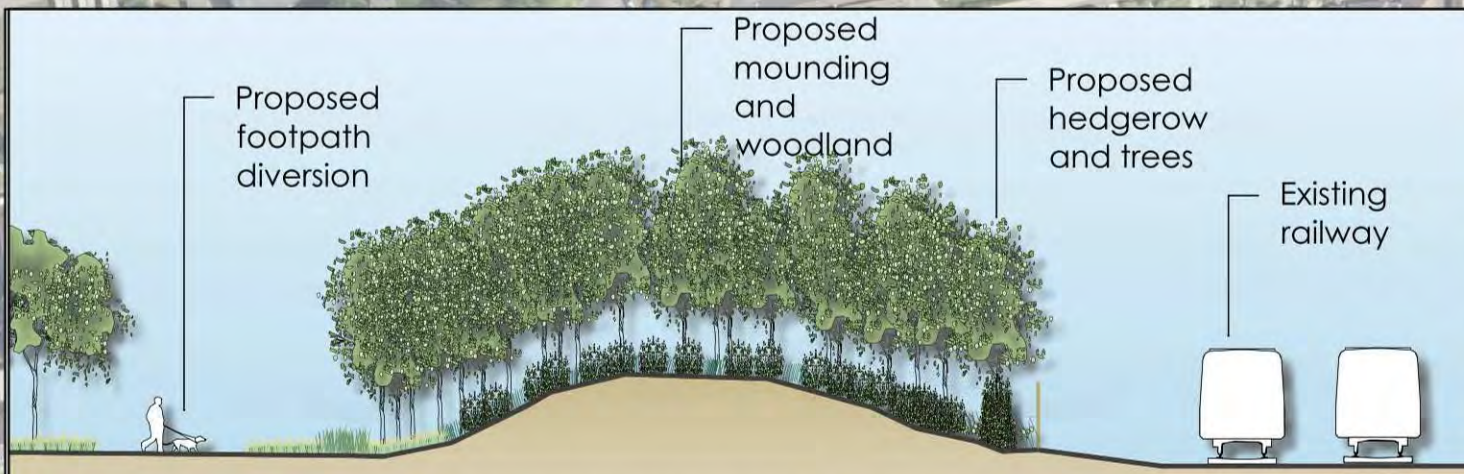
The proposed development will be set back from the new access off Goring Street, with space to provide a landscaped gateway at the entrance to the site. The new buildings will frame the open space and access road, with new avenue tree planting and hard and soft landscaping providing an attractive frontage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

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

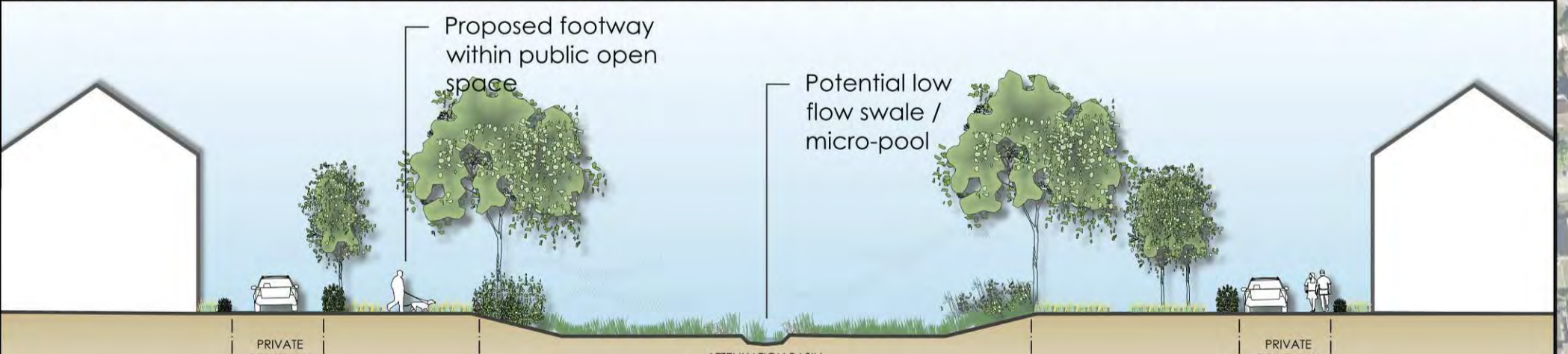


6. Sustainable Drainage Features

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



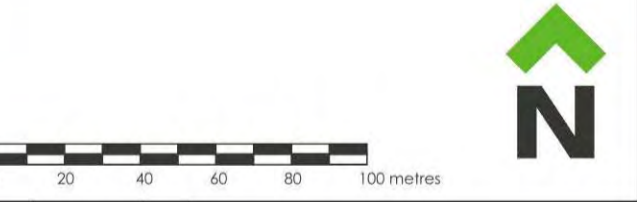
ILLUSTRATIVE LANDSCAPE SECTION B-BB 1:250 : SOUTHERN BOUNDARY
Positioning of proposed built form or landform is indicative and subject to detailed design.



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

LEGEND

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



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

CSA environmental
Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
01462 743647
ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

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

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

Drawn: PH
Checked: CA
Rev: C

Appendix F

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



www.landuse.co.uk

South Downs National Park: View Characterisation and Analysis

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

Planning & EIA
Design
Landscape Planning
Landscape Management
Ecology
Mapping & Visualisation

LUC LONDON
43 Chalton Street
London
NW1 1JD
T +44 (0)20 7383 5784
london@landuse.co.uk
LUC BRISTOL
12th Floor Colston Tower
Colston Street Bristol
BS1 4XE
T +44 (0)117 929 1997
bristol@landuse.co.uk
LUC GLASGOW
37 Otago Street
Glasgow
G12 8JJ
T +44 (0)141 334 9595
glasgow@landuse.co.uk
LUC EDINBURGH
28 Stafford Street
Edinburgh
EH3 7BD
T +44 (0)131 202 1616
edinburgh@landuse.co.uk

Offices also in:
London
Bristol
Glasgow
Edinburgh



Land Use Consultants Ltd
Registered in England
Registered number: 2549296
Registered Office:
43 Chalton Street
London NW1 1JD
LUC uses 100% recycled paper

View number and name and	Grid reference ³ (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

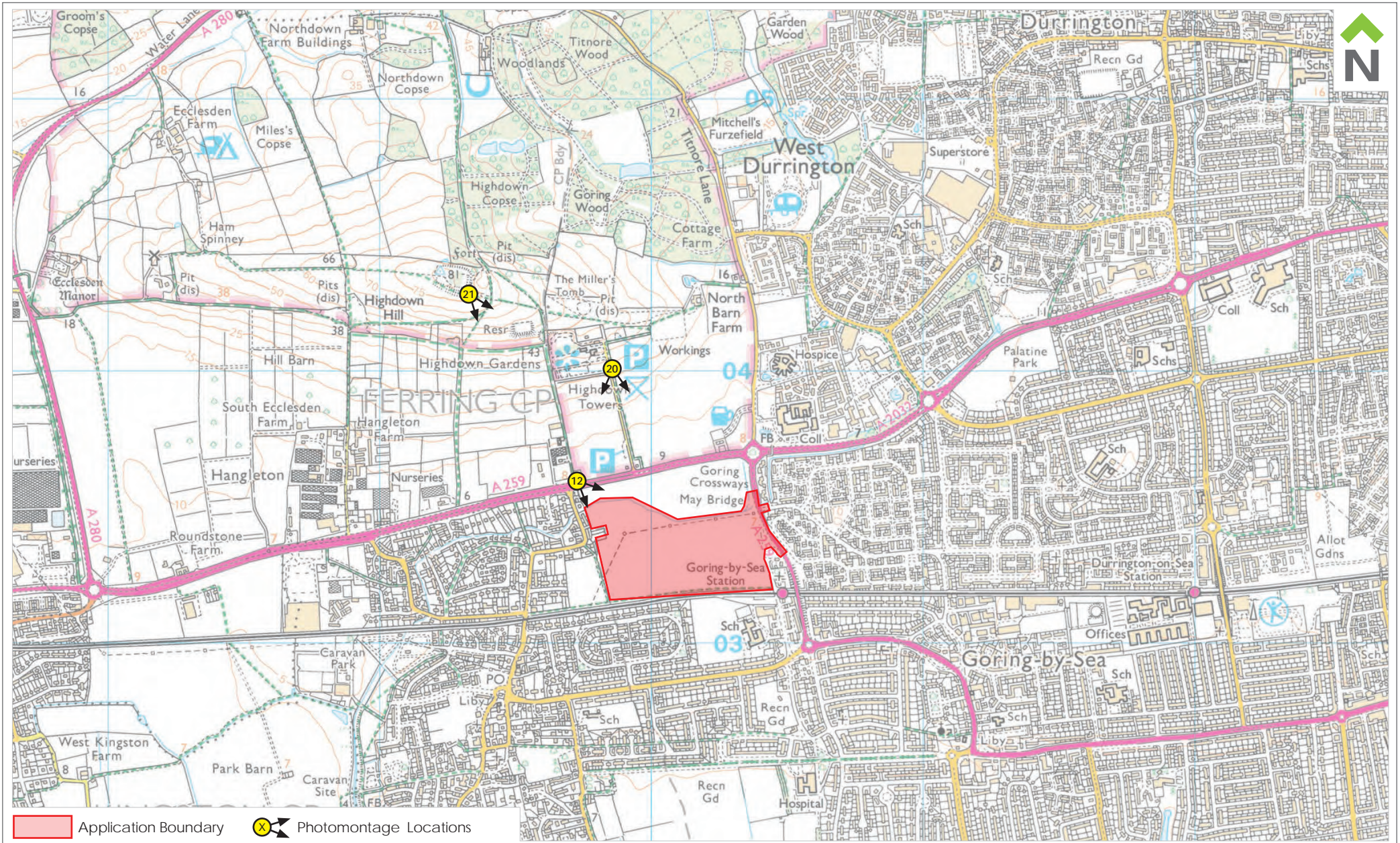
- 3.26 Threats to this view type could result from changes that affect the iconic chalkland habitats of the downs, or from intrusive new developments within the view either by day or night that affect the sense of tranquillity within the National Park. Many of these views are across the developed coast 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

Photomontages



Application Boundary

X Photomontage Locations



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 Title Photomontage Location Plan
Client Persimmon Homes Thames Valley

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

Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife

Housing on Singleton Crescent



Photograph 12

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Existing View

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



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

Ferring Rife




Photomontage from Viewpoint 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)

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

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 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)



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

Ferring Rife



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

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

Ferring Rife




Photomontage from Viewpoint 20 - Year 1

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Proposed View Year 1

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

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

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

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 20 - Year 15

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Proposed View Year 15

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

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

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

Approximate extent of Site

Ferring Rife



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

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 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)



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 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)



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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



Dixies Barns, High Street,
Ashwell, Hertfordshire
SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Office 20, Citibase,
95 Ditchling Road,
Brighton BN1 4ST

t 01273 573871
e brighton@csaenvironmental.co.uk
w csaenvironmental.co.uk

9 Hills Road,
Cambridge,
CB2 1GE

t 07713 468300
e cambridge@csaenvironmental.co.uk
w csaenvironmental.co.uk

3 Ripple Court,
Brockridge Park, Twynning,
Tewkesbury GL20 6FG

t 01386 751100
e tewkesbury@csaenvironmental.co.uk
w csaenvironmental.co.uk

Wizu Workspace, 32 Eyre St,
Sheffield City Centre,
Sheffield S1 4QZ

t 07838 290741
e sheffield@csaenvironmental.co.uk
w csaenvironmental.co.uk

Worting House,
Church Lane, Basingstoke,
RG23 8PY

t 01256 632340
e basingstoke@csaenvironmental.co.uk
w csaenvironmental.co.uk