

Landscape and Ecology Study of Greenfield Sites in Worthing Borough



November 2015

Rev B

ACKNOWLEDGMENTS

This Landscape and Ecology Study of Greenfield Sites in Worthing was prepared by Hankinson Duckett Associates (HDA). The study was commissioned and funded by the joint authority of Adur and Worthing Councils. The work has been guided by Ian Moody, Principal Planning Officer of Adur and Worthing Councils.

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B	West Sussex Landscape Character Assessment sheets
C	2007 Worthing Gap and Landscape Capacity Study Local Landscape Character Areas Summary Descriptions
D	Extract from Natural England's Topic Paper 6

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1. INTRODUCTION

- 1.1 Hankinson Duckett Associates (HDA) was commissioned by Adur and Worthing Borough Councils to undertake a Landscape and Ecology Study of eight Greenfield sites which have been promoted through Worthing's Strategic Housing Land Availability Assessment (SHLAA).
- 1.2 The Landscape and Ecology Study will form part of the evidence base for the emerging Worthing Local Plan, which will include a range of studies informing which sites should be included as housing allocations within the Local Plan.

Background

- 1.3 With a recently increased housing target, there is considerable pressure to identify sites suitable for development within Worthing Borough. However, the borough is highly constrained, with the 'South Downs' National Park Authority covering areas of the borough to the north, coastline to the south, and tight borough boundaries to the east and west. The eight sites to be assessed therefore constitute the majority of available open space in the borough, with three of the sites within the current Built Up Area Boundary (BUAB), and five outside the BUAB.
- 1.4 In 2007 (prior to the creation of the South Downs National Park Authority), HDA prepared the Worthing Gap and Landscape Capacity Study which assessed the physical and environmental constraints on accommodating strategic scale development within the borough. Having identified the landscape capacity of the borough on a character area basis, the study was part of a series of studies which provided a starting point to identify suitable areas for housing development. Although identifying large parts of the borough as 'low' capacity, the study recognised that landscape capacity can vary across character areas, and that further detailed studies would be required for site specific proposals, taking into account the scale of development, and the issues identified in the study related to both landscape sensitivity and landscape value.
- 1.5 The 2015 Landscape and Ecology Study of Greenfield Sites has regard for those issues raised in the 2007 Worthing Gap and Landscape Capacity Study. This new study also draws upon the Strategy for the West Sussex Landscape and relevant Land Management Guidelines Sheet (WSSCC, 2005), and takes into consideration the findings of the Landscape and Ecological Surveys of Key Sites within Adur District (Shiels Flynn, 2012), particularly where its study area adjoins Worthing Borough.

2. METHOD STATEMENT

Introduction

- 2.1 The approach to this study followed best practice promoted by Natural England, as set out in the Landscape Character Assessment Guidance for England and Scotland (2002) and Topic Paper 6, and reaffirmed by Natural England's 2014 'An Approach to Landscape Character Assessment'.

Stage 1: Desk Study/Review

Landscape and visual

- 2.2 Baseline data has been collated in a Geographical Information System (GIS) and analysed and mapped for each of the 8 Greenfield Sites, in order to identify existing landscape features, views and the main elements which contribute to the character, structure and setting of each site. Mapping has included:
- Geology and soils;
 - Topography;
 - Land use and landscape features (based initially on aerial photography and OS mapping);
 - Regional and county landscape character types and areas, and associated guidelines;
 - Local Plan designations including local landscape, nature conservation, and heritage designation;
 - Extent of existing built development (Built Up Area Boundary);
 - Listed buildings, conservation areas, registered parks/gardens, ancient monuments;
 - Public rights of way (including long distance footpaths etc) and notable view points;
 - Areas at risk of flooding;
 - Locally valued features e.g. landmarks;
 - Any known cultural associations;
- 2.3 This information was overlaid to create a baseline structural analysis for each of the 8 sites, providing a context for field work and the detailed analysis and assessment to follow, helping to identify:
- The nature of the settlement edge and relationship to existing built form;
 - Settlement morphology (including form and setting);
 - Settlement visual envelope and intervisibility;
 - Setting of the landmark features;
 - The location/extent of major constraints to future development.
- 2.4 Additionally, maps illustrating the general landscape sensitivity, visual sensitivity and landscape value across the borough were also prepared, taking into account the factors which determine sensitivity and value set out in Natural England's Topic Paper 6 (see Appendix D). These maps indicate the sensitive and value context to the sites, but also accord with the detailed assessments of each site carried out in Stage 3.

Ecology/biodiversity

- 2.5 Existing ecological and nature conservation data relevant to each site and its surrounds was collated from various sources including:
- the 'Multi Agency Geographic Information for the Countryside' (MAGIC) online database (<http://magic.defra.gov.uk>);
 - Sussex Biodiversity Record Centre (SBRC); and
 - Local specialist recording groups (where records not already held by SBRC).

2.6 Protected and notable species records will be sought for an area of approximately 2km around each site and the check for designated sites will be extended to an area of up to 10km from site boundaries for internationally designated sites, 5km for nationally designated sites and 2km for non-statutory designated sites.

**Stage 2: Field Assessment
Landscape and visual**

2.7 Field survey work was undertaken during September 2015 to confirm and refine the baseline desk study, recording characteristics that cannot be recorded via the desk study alone, and informing the analysis and assessment set out in Stage 3. Findings would be recorded onto survey sheets, OS mapping and annotated copies of the structural analysis overlays. Subsequent visits to the Borough were undertaken during October 2015, to test/confirm Stage 3 assessment work.

Ecology/biodiversity

2.8 Each site was subject to an Extended Phase 1 Habitat Survey during August/September 2015, carried out in accordance with the Joint Nature Conservation Committee’s 2010 methodology (JNCC, 2010). This involved the identification and mapping of the main habitat types and any areas or features of ecological interest within and adjacent to each site. Target notes were compiled to record habitat features and a list of vascular plant species noted, together with a qualitative assessment of relative abundance, where appropriate. Any incidental observations of the presence, or potential presence, of protected and invasive species were recorded.

**Stage 3: Analysis and Assessment
Landscape, visual and ecology**

2.9 Drawing together the desk studies and field assessment, and taking into account the guidance set out in Natural England’s Topic Paper 6 (see Appendix C), each of the 8 sites were assessed for the following factors, as set out below:

- Existing landscape features, landscape character, settlement pattern and views, presented on plans derived from the baseline structural analysis and supported by photographs as appropriate.
- Visual sensitivity to housing development, is described and demonstrated through annotated panoramic photographs and plans.
- Overall landscape, visual and ecology sensitivity was then assessed, for each of the 8 sites taking into account the following elements in tabulated form:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Visual sensitivity	Potential for mitigation	Overall sensitivity judgement
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- Overall landscape, visual and ecology value was then assessed, for each of the 8 sites taking into account the following elements in tabulated form:

Landscape designations	Ecological and other designations (eg heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquility, and remoteness)	Overall value judgement
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Ecology appraisals

2.10 Ecological appraisal reports were prepared to inform the ecology assessment and potential

green infrastructure strategies and mitigation. These are appended to the main report and give consideration to the following:

- Relevant Local Plan policies
- Statutory and non-statutory designations applicable to each site and adjacent areas
- Scientific evaluation criteria (e.g. Ratcliffe, 1977)
- Guidelines for Ecological Impact Assessment in the United Kingdom (IEEM 2006)
- Ancient or semi-natural habitats and protected species
- Habitats and Species of Principal Importance (and Biodiversity Action Plan Habitats and Species)
- Hedgerow Regulations (where relevant, not a full assessment under the regulations)

2.11 Each ecological appraisal includes the following:

- Summary of the desk study, including confirmation of conservation status of the site. Full findings to be included as appendices.
- Summary of the Extended Phase 1 Habitat Survey including map, habitat descriptions and detailed target notes in appendices.
- Protected Species Assessment discussing the likelihood as to whether the site will or will not support protected species.
- Identification of any invasive species as listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) encountered during the field survey.
- An evaluation of the relative nature conservation value of the site, and the various habitats found within the site, consistent with planning policy and guidance.
- Advice on the adequacy and/or limitations of the survey together with recommendations for further surveys required in support of a planning application.
- Identification of potential ecological constraints to development and outline measures for the mitigation and avoidance of potentially adverse effects on habitats/species of nature conservation interest.
- Identification of potential ecological opportunities for development proposals to deliver enhancement in keeping with Section 40 of the 2006 Natural Environment and Rural Communities (NERC) Act for inclusion with site and strategic level green infrastructure.

Stage 4: Green infrastructure/mitigation

2.12 Taking into account the findings from the analysis and assessment, recommendations for mitigation measures and key green infrastructure strategy opportunities have been set out in the form of an annotated diagram for each appropriate site.

Stage 5: Suitability for development

2.13 Finally, the landscape, visual and ecological suitability for development of each site was determined by combining the sensitivity and value ratings derived from the tabulated assessments set out in Stage 3, using the following matrix:

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

3. POLICY CONTEXT

3.1 Planning and relevant policy within the South Downs National Park which occupies northern parts of Worthing Borough, and borders a number of the sites to the north, is the responsibility of the National Park Authority. The remainder of the borough is covered by the Worthing Local Development Framework (LDF). The Core Strategy, which is a key part of the LDF, was adopted in 2011. There are no specific landscape designations which cover the 8 sites, but the LDF Core Strategy highlights the need to ensure that the borough’s natural environment including its green assets and coastal topography are protected, maintained and enhanced.

**4. LANDSCAPE AND ECOLOGY CONTEXT
Illustrated by Figures 1 to 14**

4.1 Worthing is underlain by chalk bedrock geology, which as the white chalk subgroup rises to form the South Downs to the north. The majority of Worthing sits on superficial deposits of sand and gravel (see Figure 2).

4.2 The quality of the agricultural land across the borough is identified by Natural England’s Agricultural Land Classification (see Figure 4). The majority of the land surrounding Worthing is grade 3 or 2. However, there are also pockets of grade 1 agricultural land, which is considered to be excellent quality. Grades 1 to 3 are defined by the Agricultural Land Classification as the ‘best and most versatile land’ which will require statutory consultation with Defra if development is proposed on this land.

Landscape Character

4.3 Worthing Borough lies across the West Sussex coastal plain and the undulating dip slope hills of the South Downs. The contrasting topography of the northern and southern parts of the borough (see Figure 3) give rise to marked differences in character.

4.4 The majority of Worthing Borough occupies the coastal plain, with the only breaks in an almost continuous band of urban development along the coast at the far eastern and western ends of Worthing. Inland, the settlement pattern comprises extensive settlement and twentieth century suburbs which extend to the foot of the South Downs. The north-west corner of the Borough contains wooded hills, the north-east corner of the Borough rises to relatively intact, mostly open, downland.

4.5 Worthing Borough is covered by two of Natural England’s broad scale regional character areas, the South Coast Plain (126) and the South Downs (125) (see Figure 5). The West Sussex landscape character assessment sub-divides these regional areas into a number of county Landscape Character Areas which cover the borough (see Figure 6), including the South Coast Shoreline (SC1), the Worthing and Adur Fringes (SC13) to the east of the Borough, and the Littlehampton & Worthing Fringes (SC11) to the west. Further north, the Angmering Upper Coastal Plain (SC12) gives way to the Angmering Park (SD4) and Central Downs (SD4). The detailed sheets for each character area are included in Appendix B.

4.6 As part of the 2007 Worthing Gap and Landscape Capacity Study, HDA further refined the character areas surrounding Worthing by identifying local landscape character areas. These are shown on Figure 7 and their key characteristics are listed in Appendix C.

Ecology

- 4.7 Worthing Borough contains a number of areas with statutory and non-statutory nature conservation designations (see Figure 8). Most notable is Cissbury Ring to the north-east of the Borough, which is designated as a Site of Special Scientific Interest (SSSI) mainly because of its unimproved chalk grassland habitat. The northern half of the Borough is peppered with Sites of Nature Conservation Importance (SNCI), including Titnore and Goring Woods and Highdown Hill to the west. Protected species including Great Crested Newts, Water Voles, Hazel Dormice, bats and reptiles have been recorded across the borough (see Figure 9).

Landscape, Heritage and Flood Zone

See Figures 10 to 13

- 4.8 Figures 10 to 13 illustrate landscape, heritage and flood zone designations and features within the vicinity of the 8 sites. Sites 1, 2, 3, 5 and 8 are adjacent to the South Downs National Park and therefore their contribution to the setting of the National Park should be carefully considered. A number of sites also form part of the setting to conservation areas and listed buildings, including sites 4, 5 and 8. The borough has a good network of public rights of way, connecting areas to the south with the downs to the north. Nearly all the sites have rights of way through or adjacent to them, providing good recreational opportunities.
- 4.9 Areas liable to flooding are a feature of the low lying coastal plain. Figures 10 to 13 include the Environment Agency's Flood Zones 2 and 3. Flood Zone 2 is land assessed as having a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of flooding from the sea (0.5% - 0.1%) in any year. Flood Zone 3 is land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. There are areas of Flood Zone either side of Ferring Rife which flows through the centre of Site 5, and into the southern part of Site 4. Additionally, Site 3 and 7 are within close proximity of flood zones.

Landscape Structure

(See Figure 14)

- 4.10 Worthing is located on the south coast between Ferring to the west and Sompting to the east. The southern part of Worthing is located on the coastal plateau, with the suburb of East Worthing forming the eastern extent of the Borough, and Goring-by-Sea the western edge. The northern part of Worthing gently rises on the upper coastal plain, with Broadwater to the east and Durrington to the west. Further north, the suburbs of High Salvington and Findon Valley extend Worthing into the foothills of the South Downs.
- 4.11 The north-eastern part of the Borough contains relatively intact, mostly open, downland of the South Downs National Park. Fingers of ridgelines fan out from Cissbury Ring and fall towards the north-eastern edge of the Built Up Area.
- 4.12 The eastern edge of Worthing descends from the foot of the Downs southwards to the coast. The town is bounded along most of its eastern edge by large-scale, industrial use buildings, beyond which are small scale pasture fields with vegetated streams and ditches forming effective separation between the eastern edge of Worthing and the western edge of Sompting. Along Upper Brighton Road, within the gap between the two settlements, is a small linear hamlet which remains separate from Sompting, and to a lesser extent, Worthing.

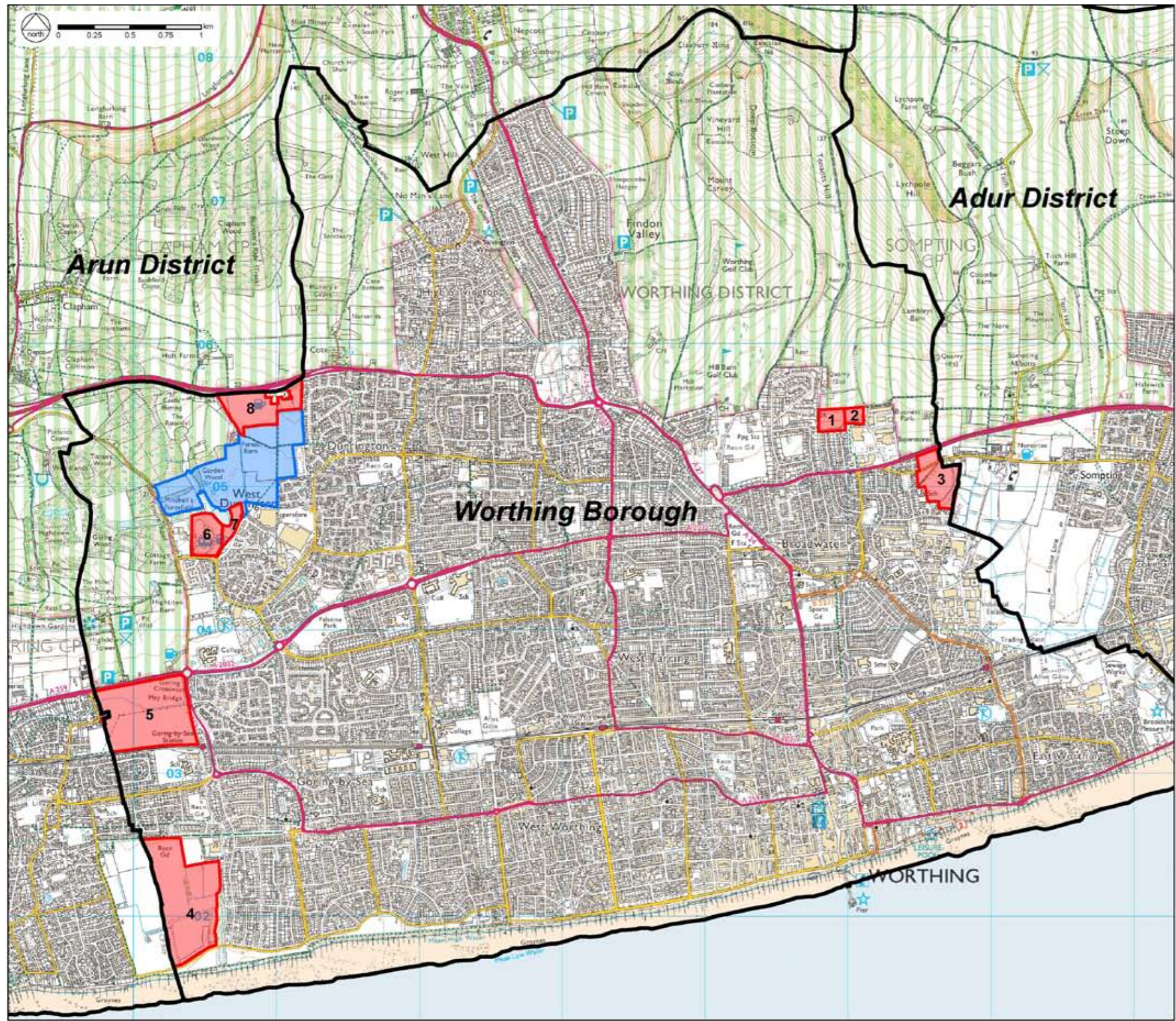
- 4.13 South of the railway line which runs between Brighton and Southampton, is an extensive area of floodplain including a lake and open space used for recreation, a restored landfill site and a strip of undeveloped coastline, contained by Lancing to the east and Worthing to the west.

- 4.14 Along the coastline to the west of Worthing, Goring-by-Sea is separated from Ferring by an area of agricultural fields with robust vegetated boundaries to the north and east, which maintains undeveloped coastline between the two settlements. Although coalescence has occurred between Goring-by-Sea and Ferring along Goring Way, separation between the two is re-established to the north of the railway by fields containing Ferring Rife.

- 4.15 As Worthing continues northwards onto the upper coastal plain and the downs transition, complex topography of wooded hills, including Highdown Hill, border the Borough to the north-west.

Sensitivity and value

- 4.16 Natural England's Topic Paper 6 (see Appendix D) details factors for judging landscape and visual sensitivity and landscape value, in order to define the capacity or suitability of the landscape to accommodate change such as housing development.
- 4.17 Taking into consideration the criteria set out in Topic Paper 6, the general landscape sensitivity, visual sensitivity and landscape value across the borough is illustrated on Figures 15, 16 and 17, and accords with the detailed assessments for each of the 8 sites as described in Section 5.



**Figure 1
Greenfield Site Locations**



- KEY**
-  Borough and District boundaries
 -  South Downs National Park
 -  West Durrington Strategic Allocation
 -  Greenfield Sites:
- 1 Land North of Beeches Avenue (WB08176)
 - 2 Worthing United Football Club, Beeches Avenue (WB08162)
 - 3 Land South of Upper Brighton Avenue (WB08063)
 - 4 Goring - Ferring Gap (Land north-east of Amberley Drive) (WB088182)
 - 5 Chatsmore Farm (Land South of Highdown) (WB08152)
 - 6 Caravan Club, Titnore Way (WB08038)
 - 7 Land West of Fulbeck Avenue (WB08183)
 - 8 Land North of West Durrington Development (PFDA) (WB08037)

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



**Figure 2:
Solid and Drift Geology**

KEY

Solid Geology (British Geological Survey):

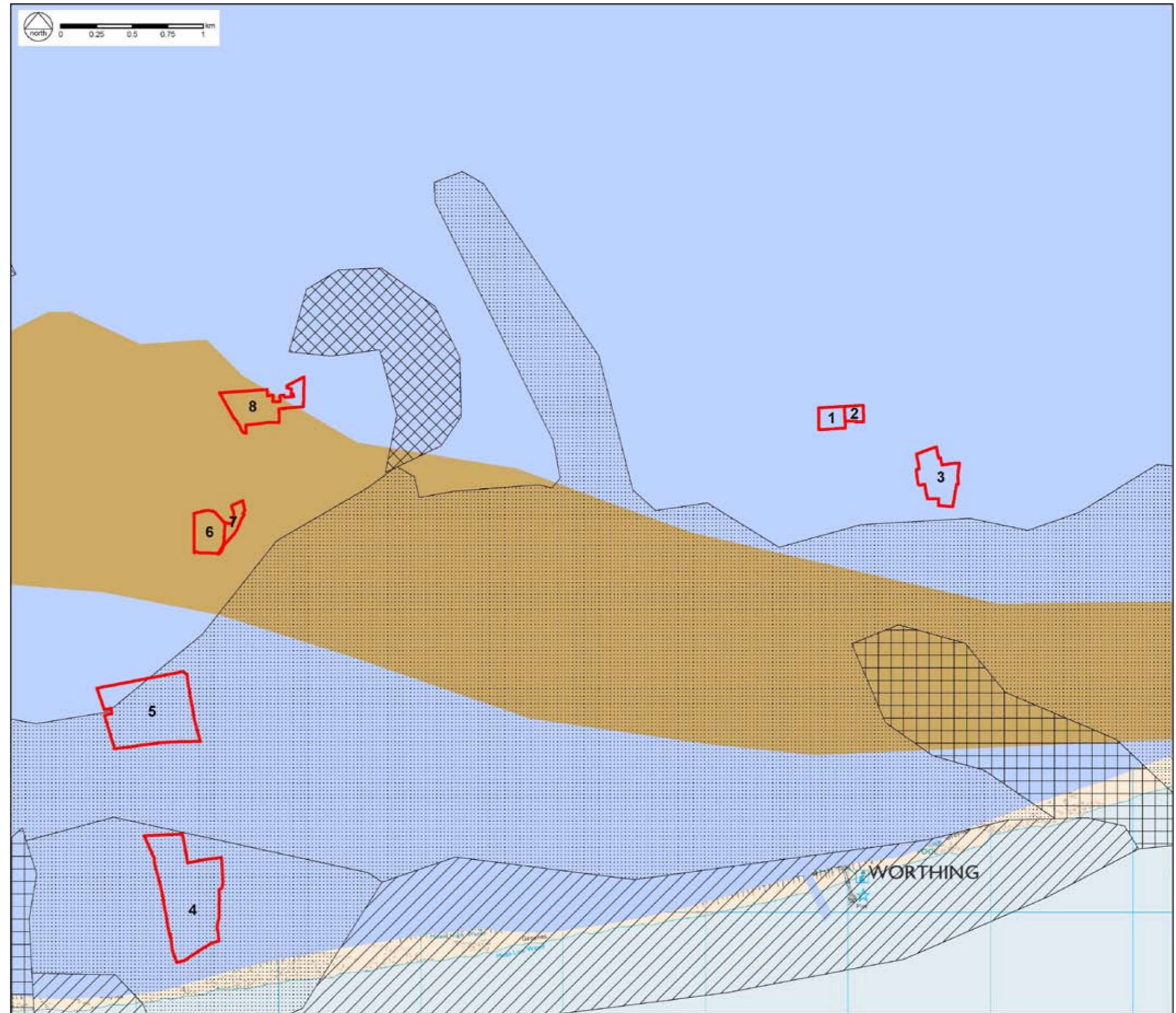
-  Chalk
-  Clay, Silt, Sand and Gravel

Drift Geology (British Geological Survey):

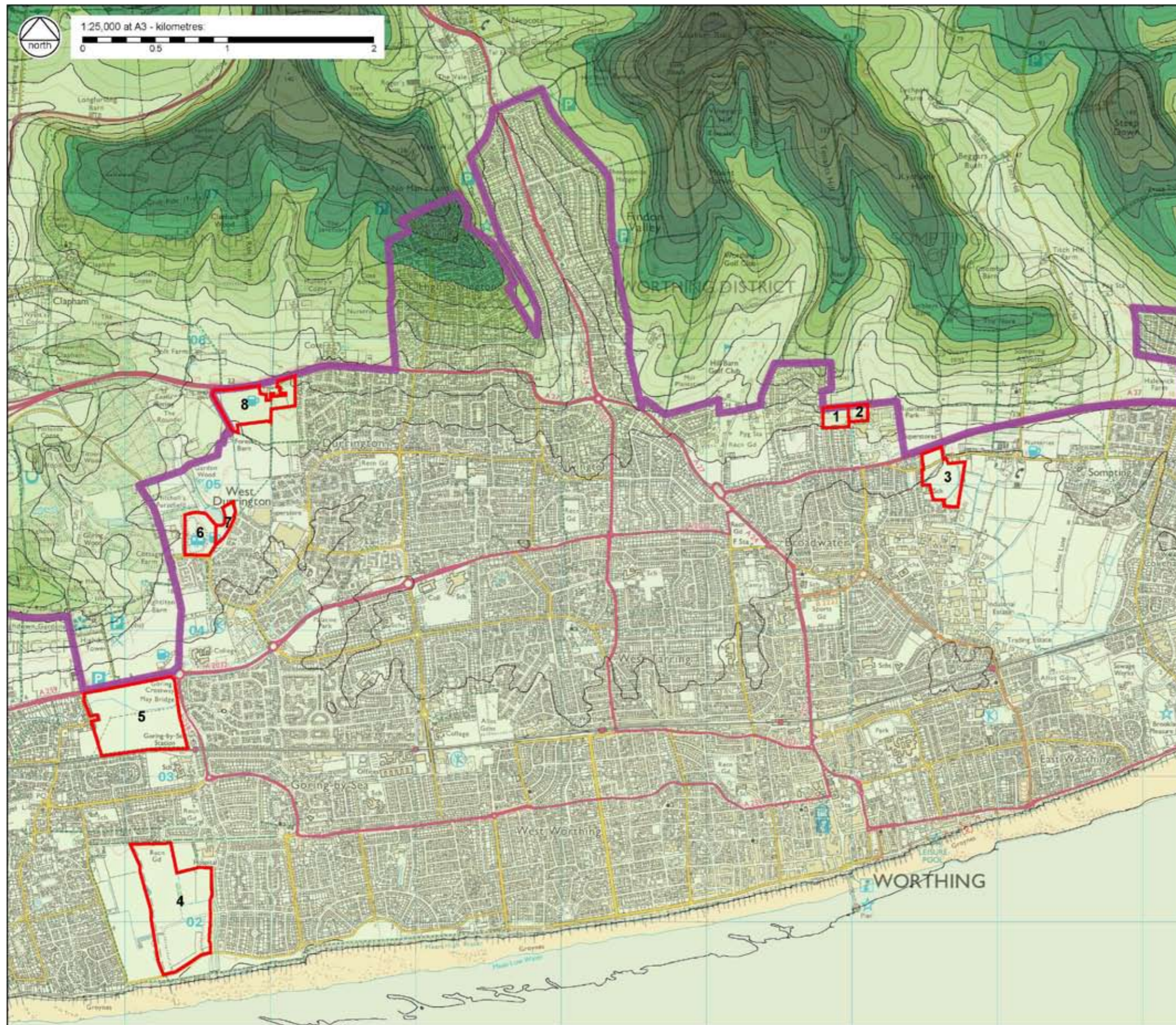
-  Clay, Silt and Sand
-  Diamicton
-  Sand and Gravel
-  Silt

 **Greenfield Sites:**

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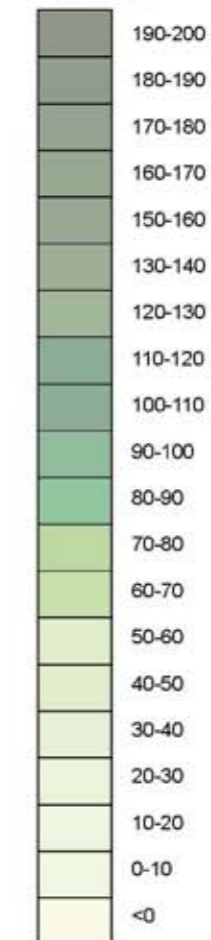
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**Figure 3
Topography**

KEY

Metres AOD:



South Downs National Park boundary

Greenfield Sites:

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Figure 4
Agricultural Land Classification

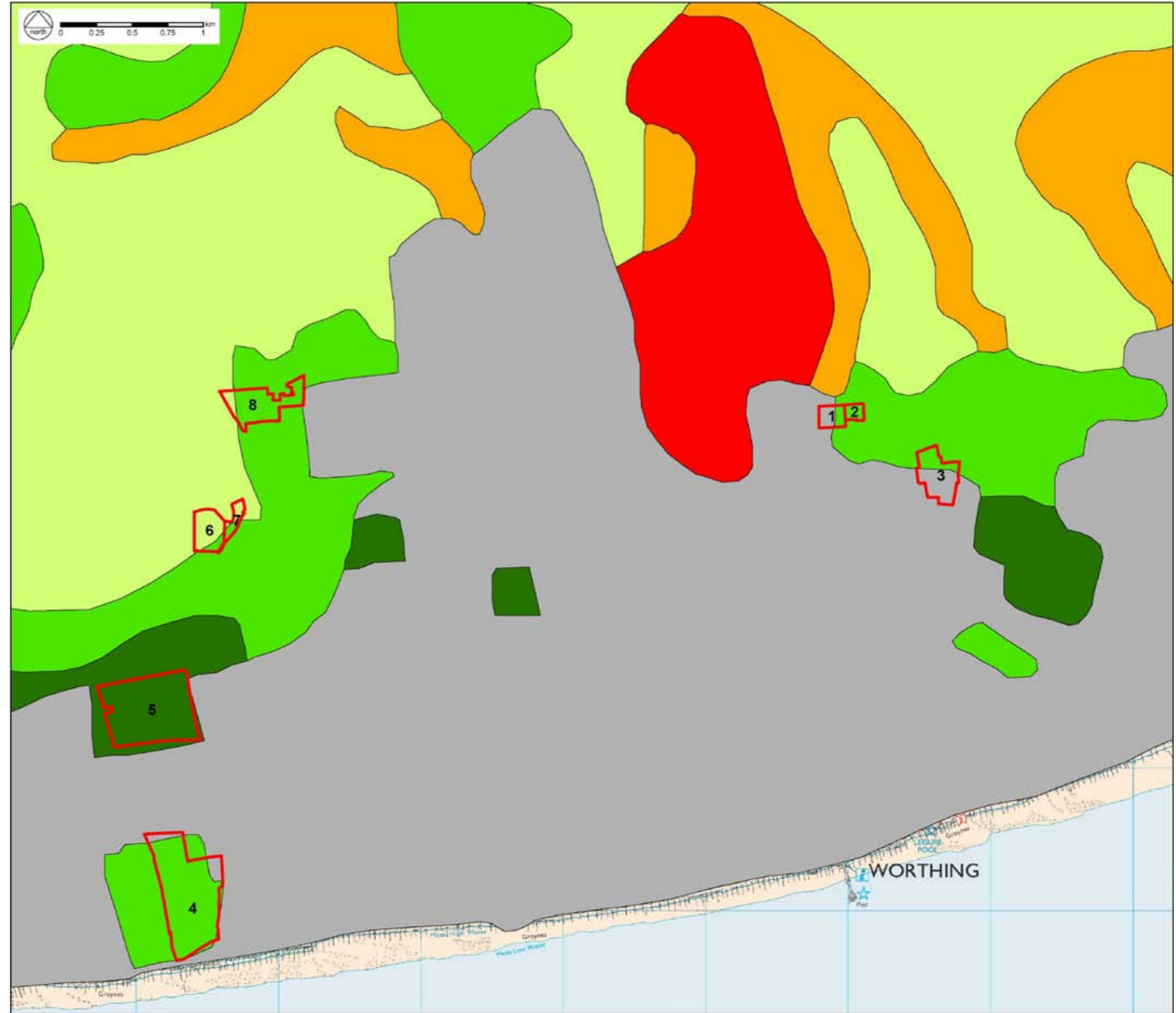
KEY

Agricultural Land Classification:

- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Non agricultural
- Urban

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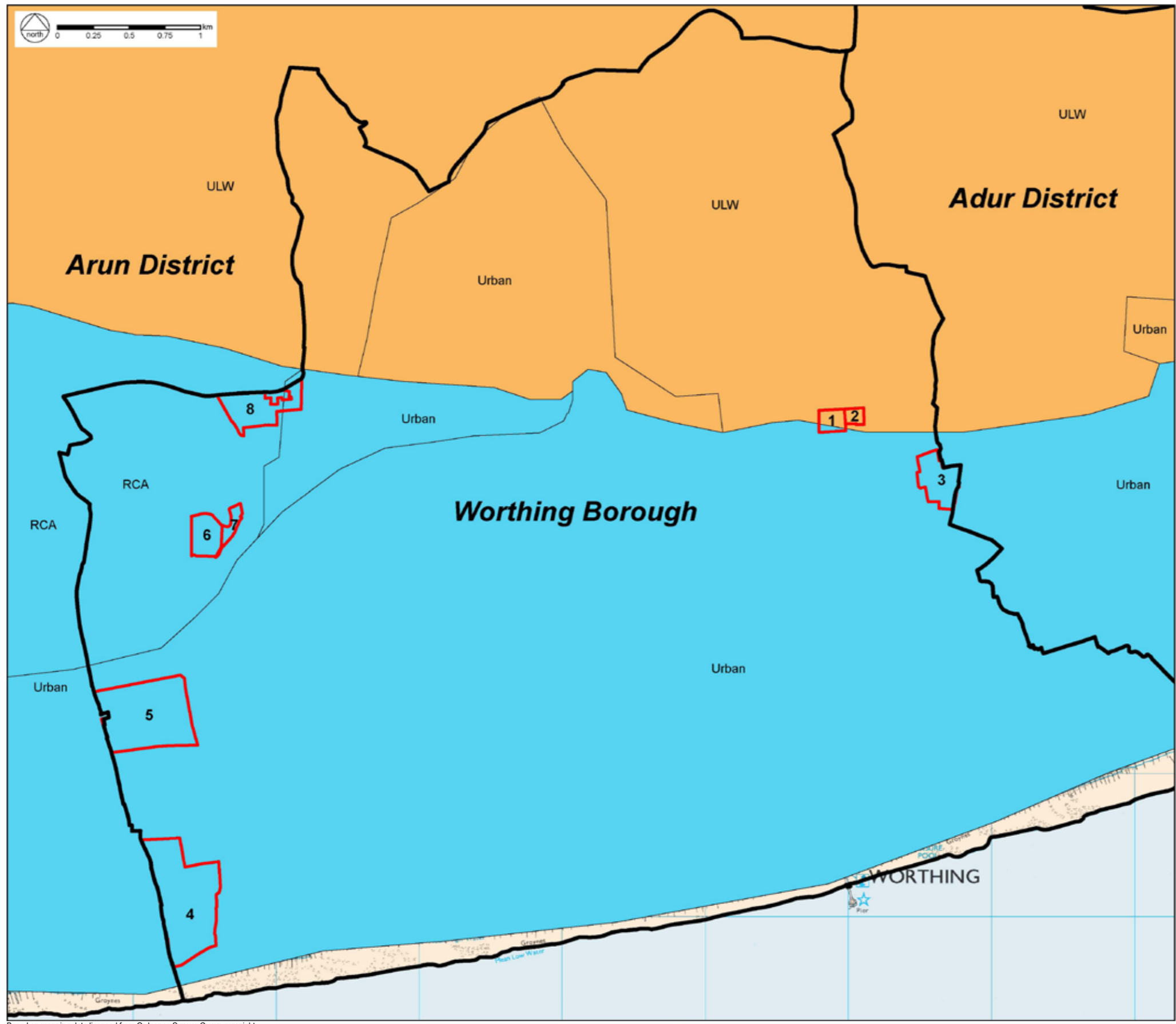


Figure 5
National Character Areas and
Landscape Typologies

- KEY**
- Borough and District boundaries
- Natural England National Character Areas:**
© Natural England copyright 2015
- South Downs (Area 125)
 - South Coast Plain (Area 126)
- Natural England National Landscape Typologies:**
© Natural England copyright 2015
- See three-letter codes:
- 1ST LETTER - PHYSIOGRAPHY**
 - U Low hills
 - R Intermediate
 - 2ND LETTER - LANDCOVER**
 - L Chalk and limestone
 - C Clayland
 - 3RD LETTER - CULTURAL PATTERN**
 - A Woodland - ancient woods
 - W Wetland/waste unwooded
- Greenfield Sites:
- 1 Land North of Beeches Avenue (WB08176)
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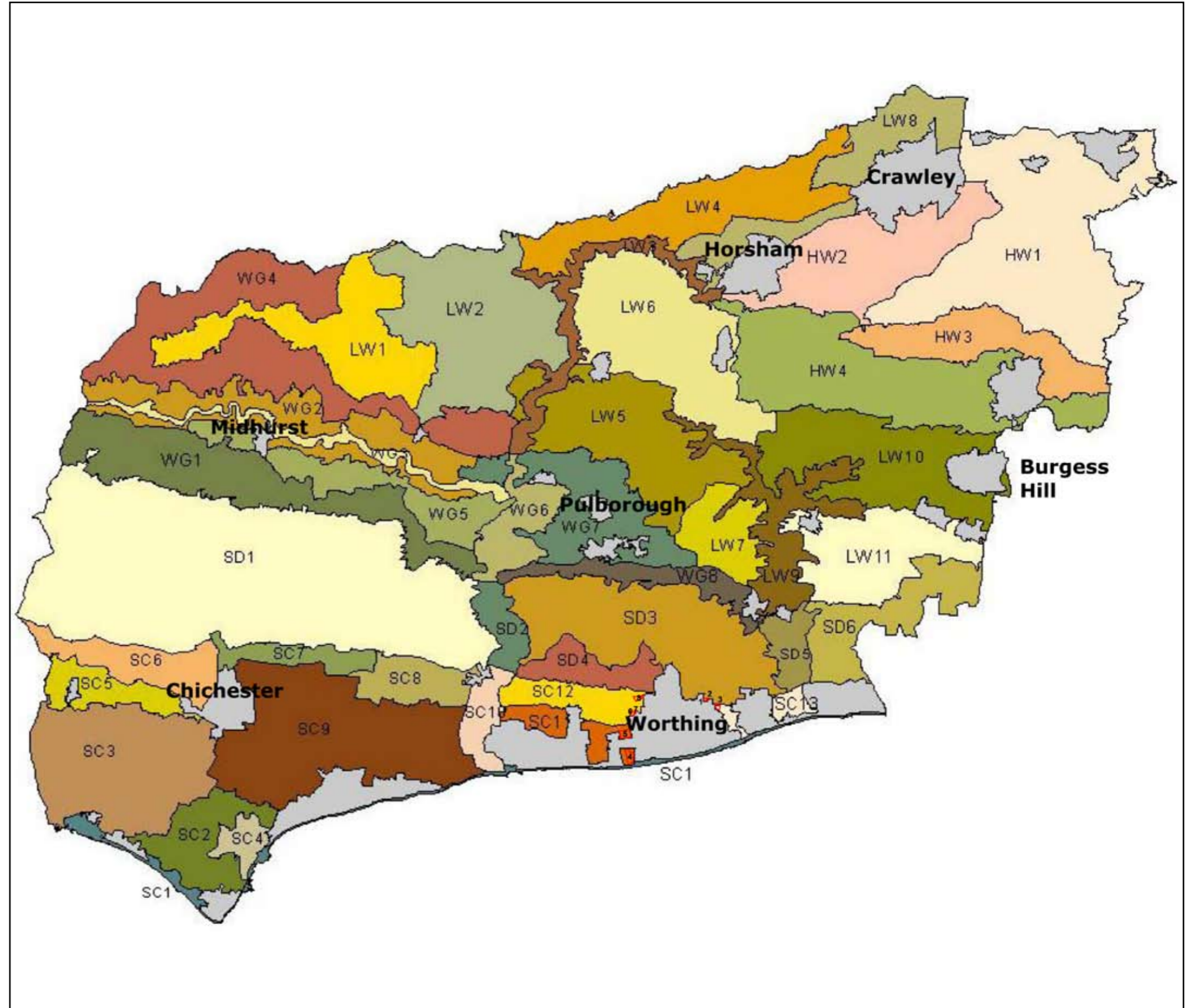
Figure 6
West Sussex Landscape Character
Assessment

KEY

West Sussex Landscape Character Areas
surrounding Worthing:

- SD3 Central Downs
- SD4 Angmering Park
- SC1 South Coast Shoreline
- SC11 Littlehampton & Worthing Fringes
- SC12 Angmering Upper Coastal Plain
- SC13 Worthing & Adur Fringes
- Greenfield sites

See Appendix B for detailed Character Area sheets



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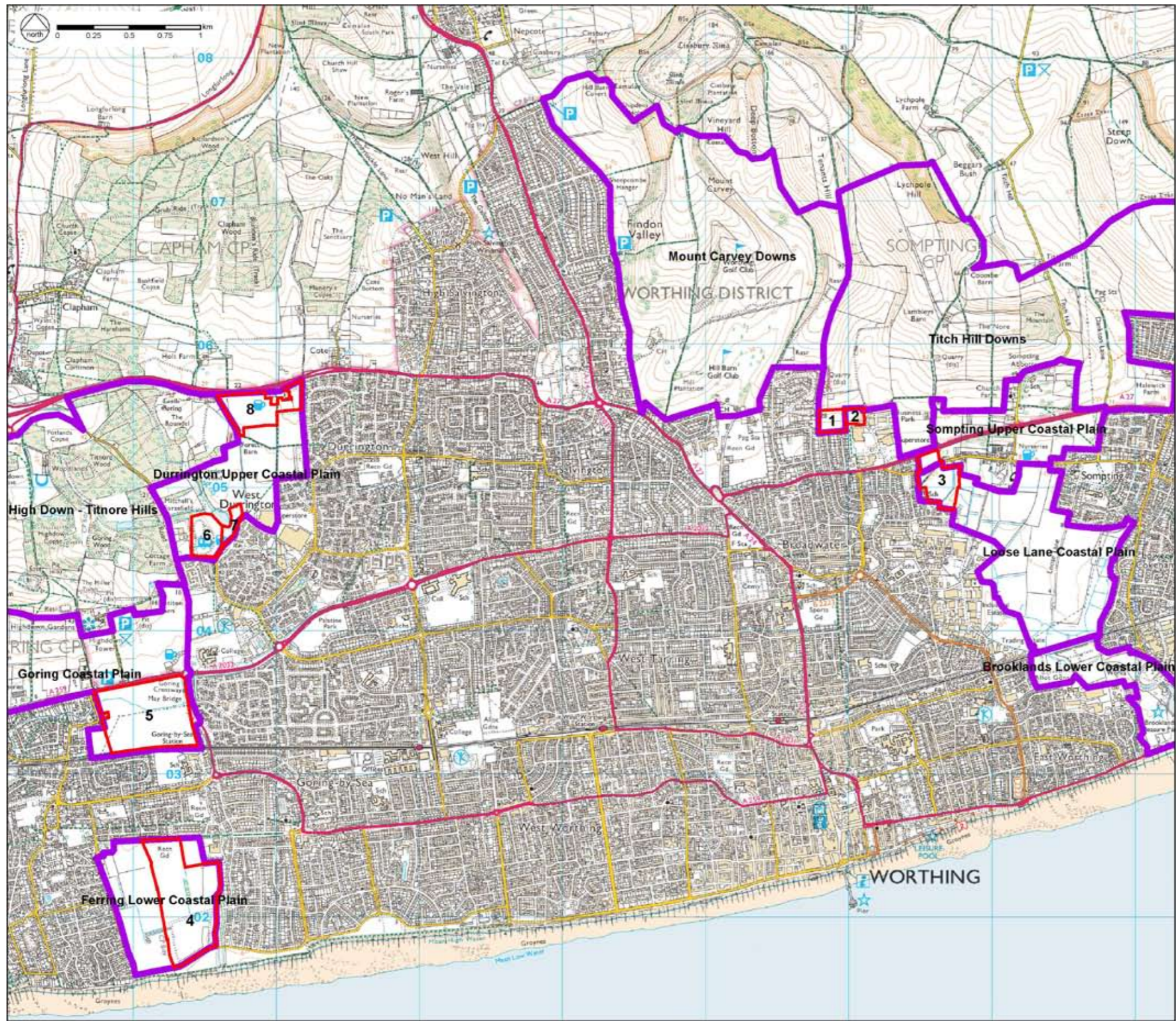


Figure 7
Local Landscape Character Areas

- KEY**
- Local Landscape Character Area boundaries (as labelled)
 - Greenfield Sites:
 - 1 Land North of Beeches Avenue (WB08176)
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Figure 8
Nature Conservation Designations

KEY

Statutory Designated Sites:

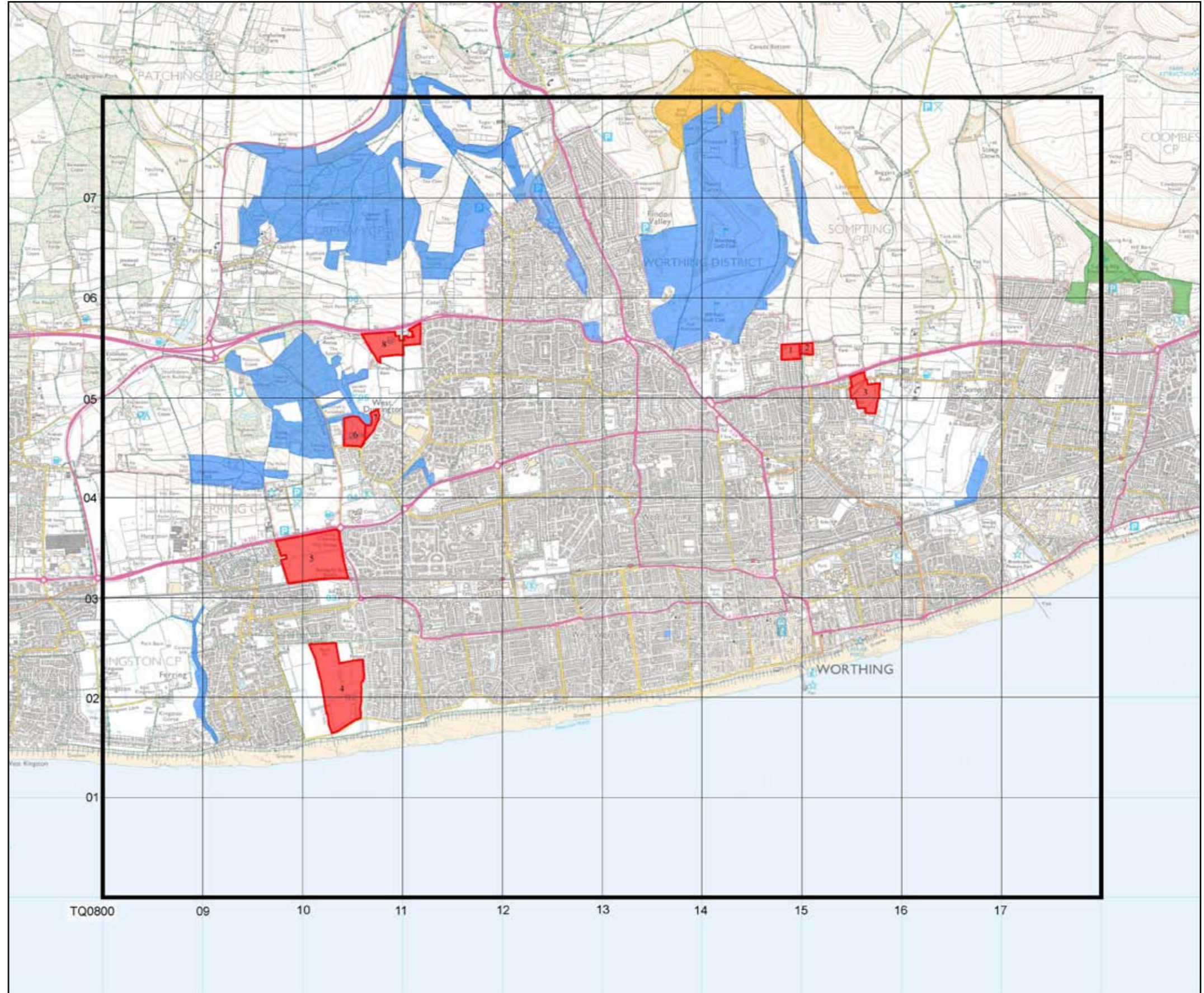
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)

Non-statutory Designated Sites:

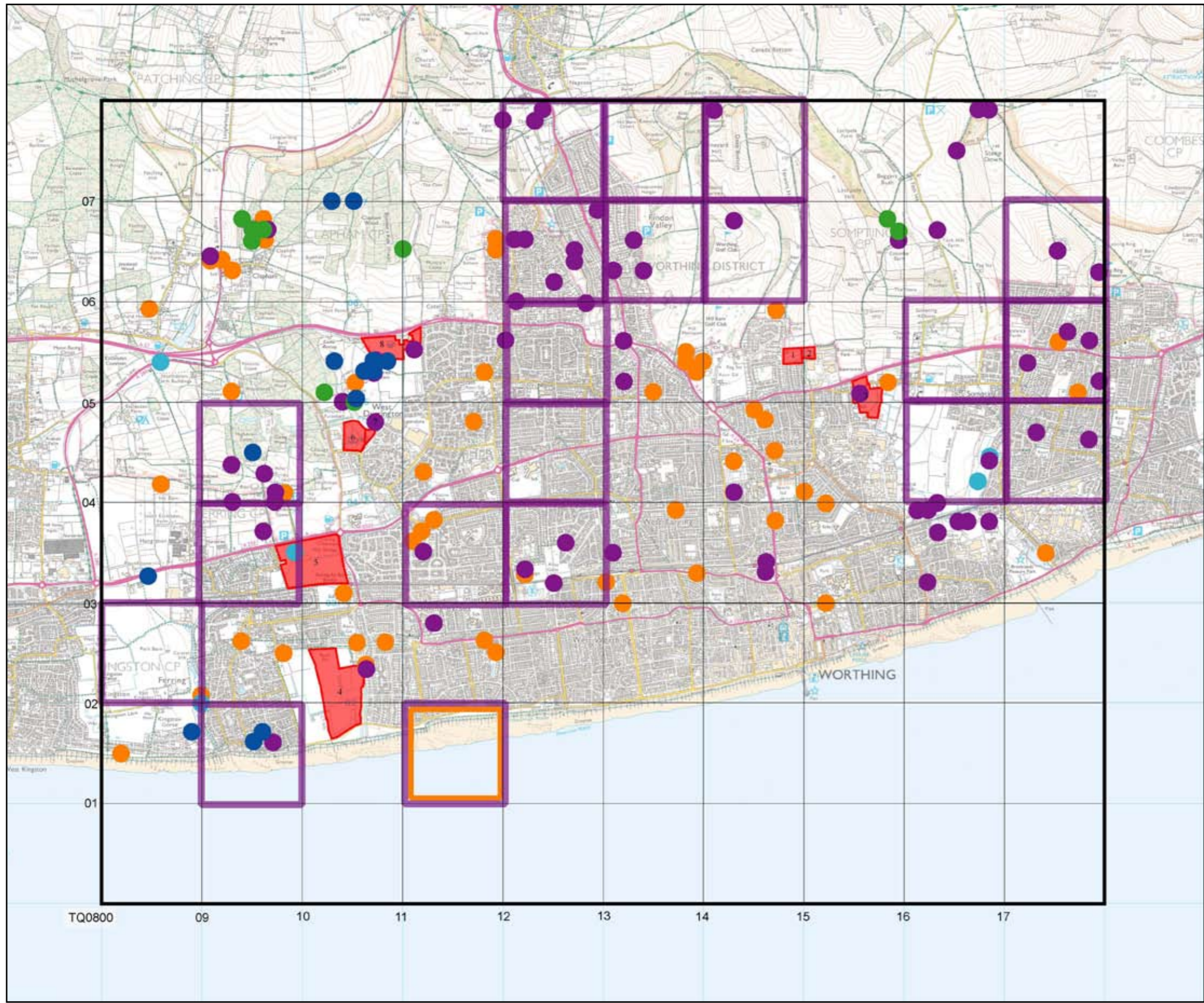
- Site of Nature Conservation Importance (SNCI)

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**Figure 9
Protected Species**

KEY

Protected Species Record*:

- Bat
- Great Crested Newt
- Water Vole
- Reptile
- Hazel Dormouse

*Desk study records for birds, invertebrates, fish and plants have not been mapped due to number and variety, but are described in later text.

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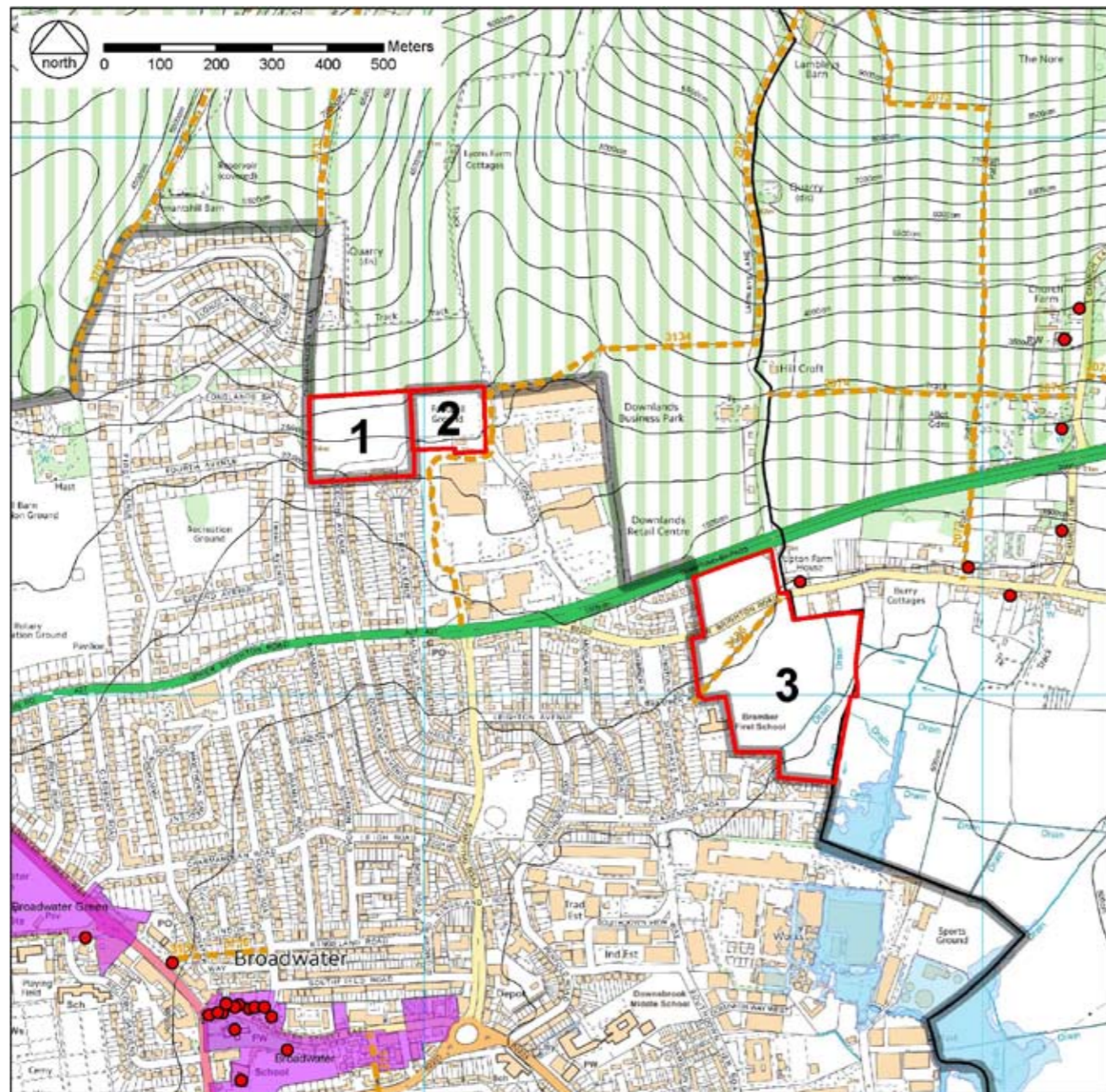


Figure 10
Landscape, Heritage and Flood Zone: Sites 1, 2 and 3

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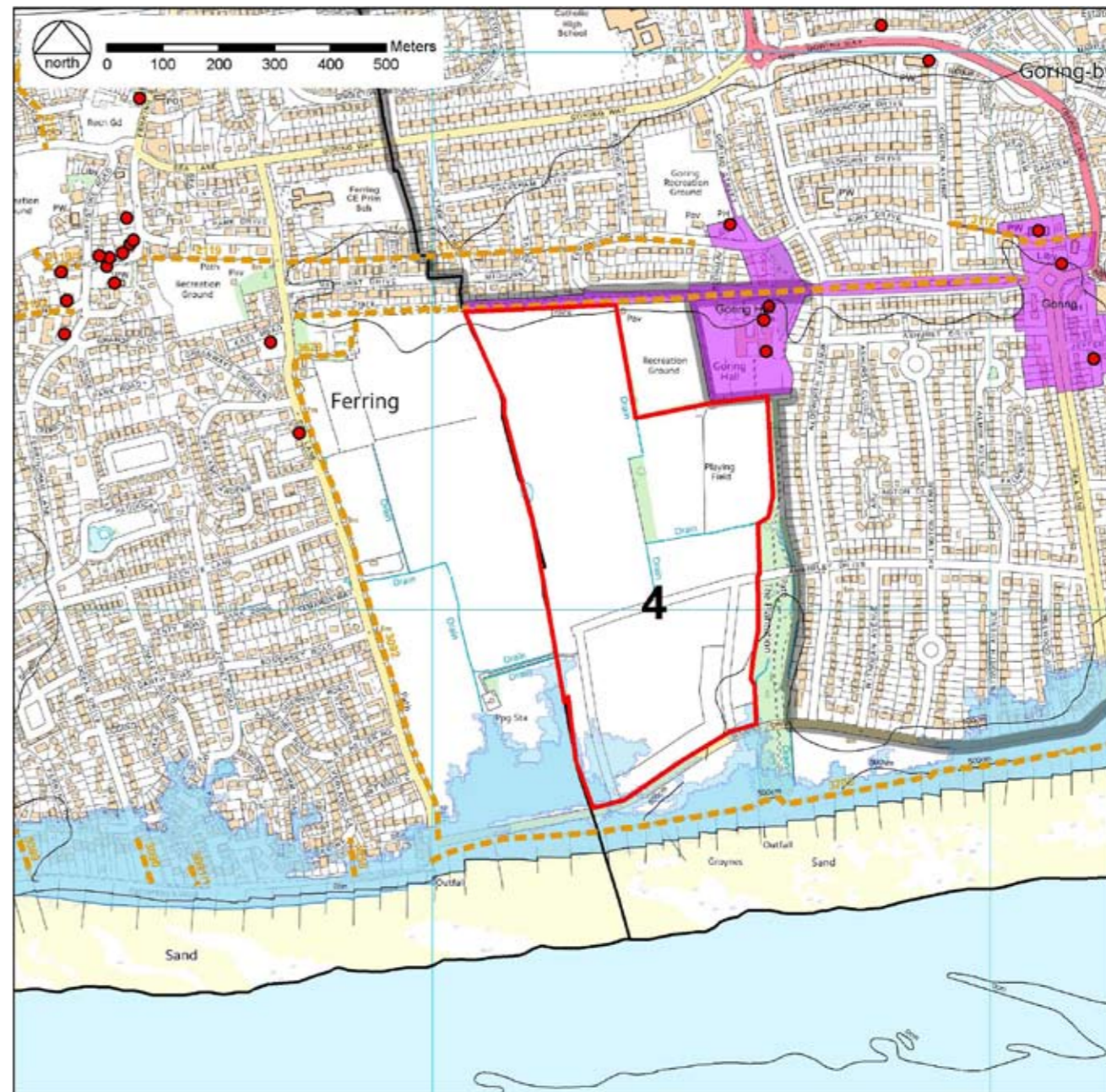


Figure 11
Landscape, Heritage and Flood Zone: Site 4

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KEY

- | | | |
|----------------------------------|--|---|
| Borough boundary | Listed buildings | Greenfield Sites: |
| Worthing Built Up Area | Ancient woodland | 1 Land North of Beeches Avenue (WB08176) |
| South Downs National Park | Environment Agency Flood Zones 2 and 3 | 2 Worthing United Football Club, Beeches Avenue (WB08162) |
| Public Rights of Way | 5m interval AOD contours | 3 Land South of Upper Brighton Avenue (WB08063) |
| Conservation Areas (as labelled) | West Durrington Strategic Allocation | 4 Goring - Ferring Gap (Land north-east of Amberley Drive) (WB088182) |
| | | 5 Chatsmore Farm (Land South of Highdown) (WB08152) |
| | | 6 Caravan Club, Titnore Way (WB08038) |
| | | 7 Land West of Fulbeck Avenue (WB08183) |
| | | 8 Land North of West Durrington Development (PFDA) (WB08037) |

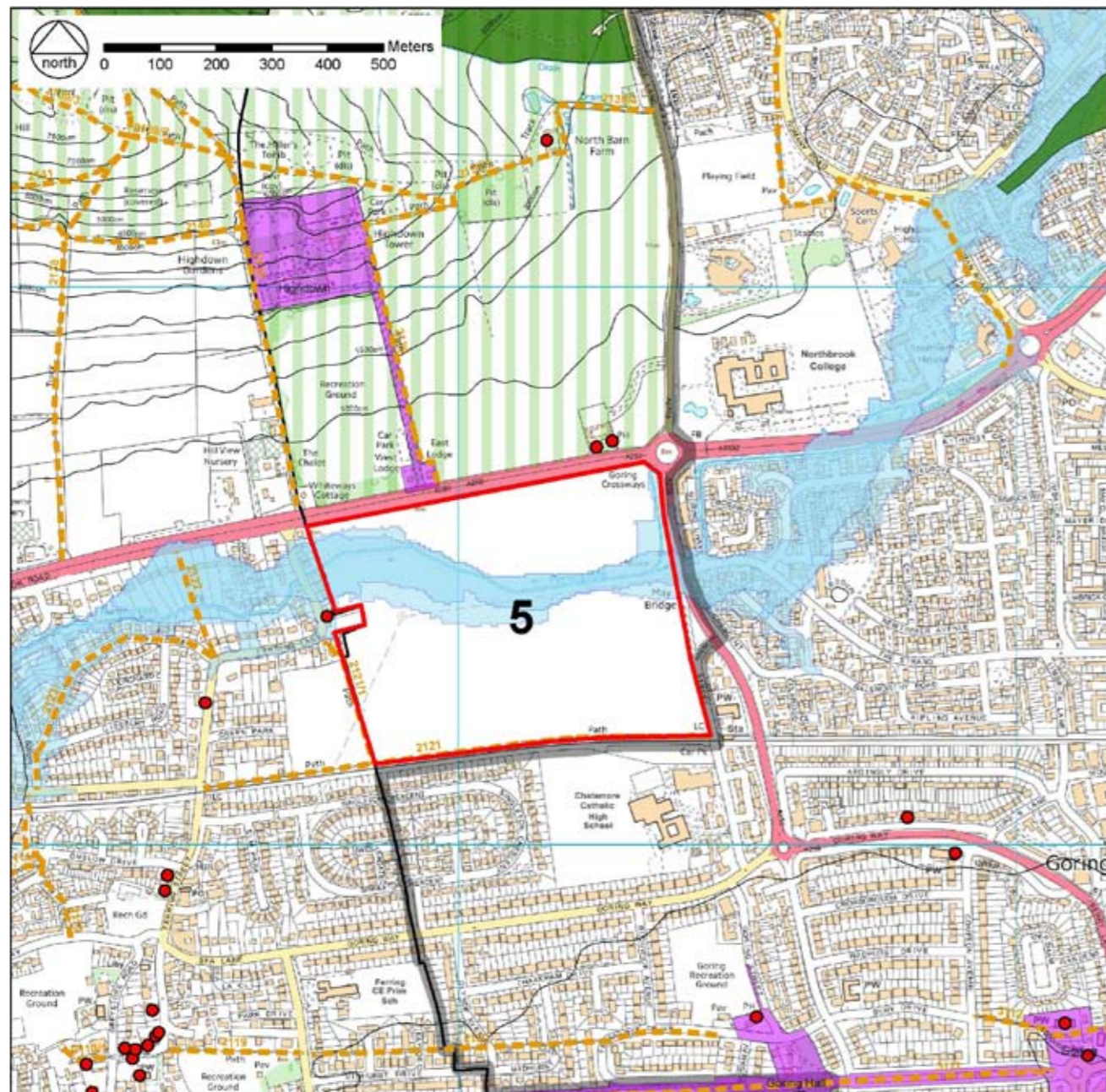


Figure 12
Landscape, Heritage and Flood Zone: Site 5

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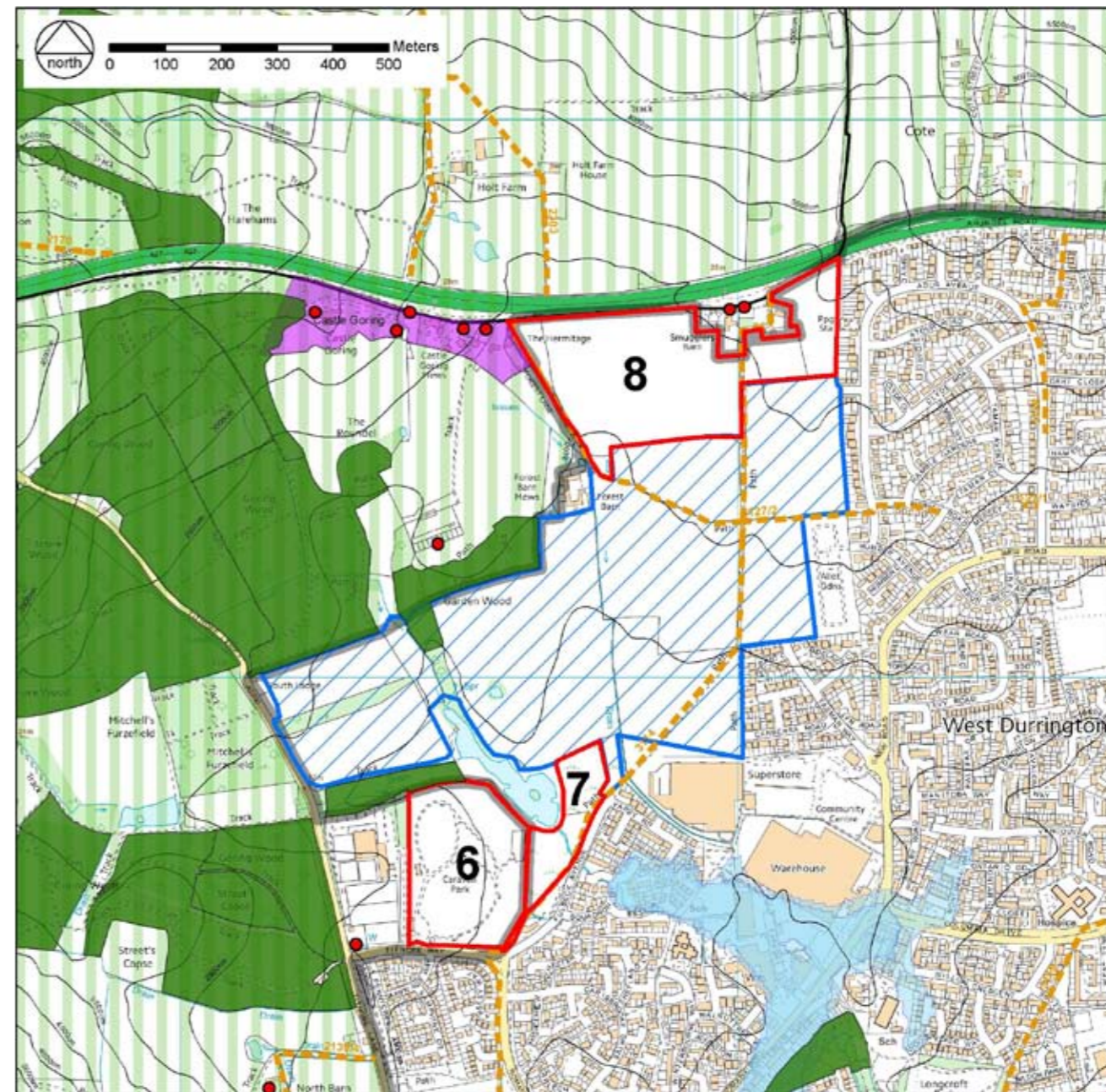


Figure 13
Landscape, Heritage and Flood Zone: Sites 6, 7 and 8

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KEY







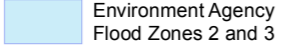
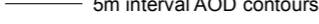
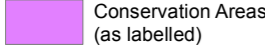
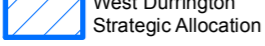
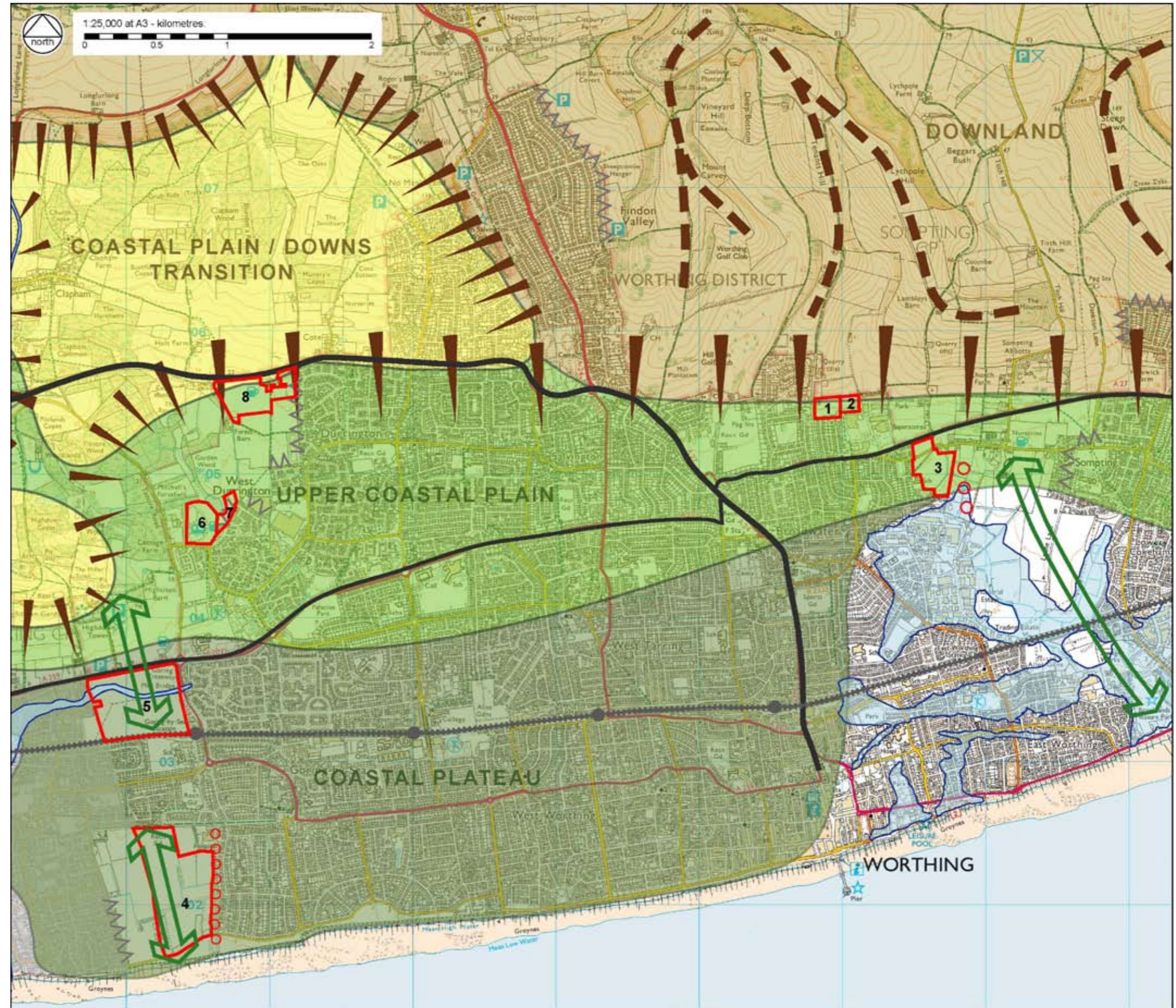
- | | | |
|--|--|---|
|  Borough boundary |  Listed buildings |  Greenfield Sites: |
|  Worthing Built Up Area |  Ancient woodland | 1 Land North of Beeches Avenue (WB08176) |
|  South Downs National Park |  Environment Agency Flood Zones 2 and 3 | 2 Worthing United Football Club, Beeches Avenue (WB08162) |
|  Public Rights of Way |  5m interval AOD contours | 3 Land South of Upper Brighton Avenue (WB08063) |
|  Conservation Areas (as labelled) |  West Durrington Strategic Allocation | 4 Goring - Ferring Gap (Land north-east of Amberley Drive) (WB088182) |
| | | 5 Chatsmore Farm (Land South of Highdown) (WB08152) |
| | | 6 Caravan Club, Titnore Way (WB08038) |
| | | 7 Land West of Fulbeck Avenue (WB08183) |
| | | 8 Land North of West Durrington Development (PFDA) (WB08037) |

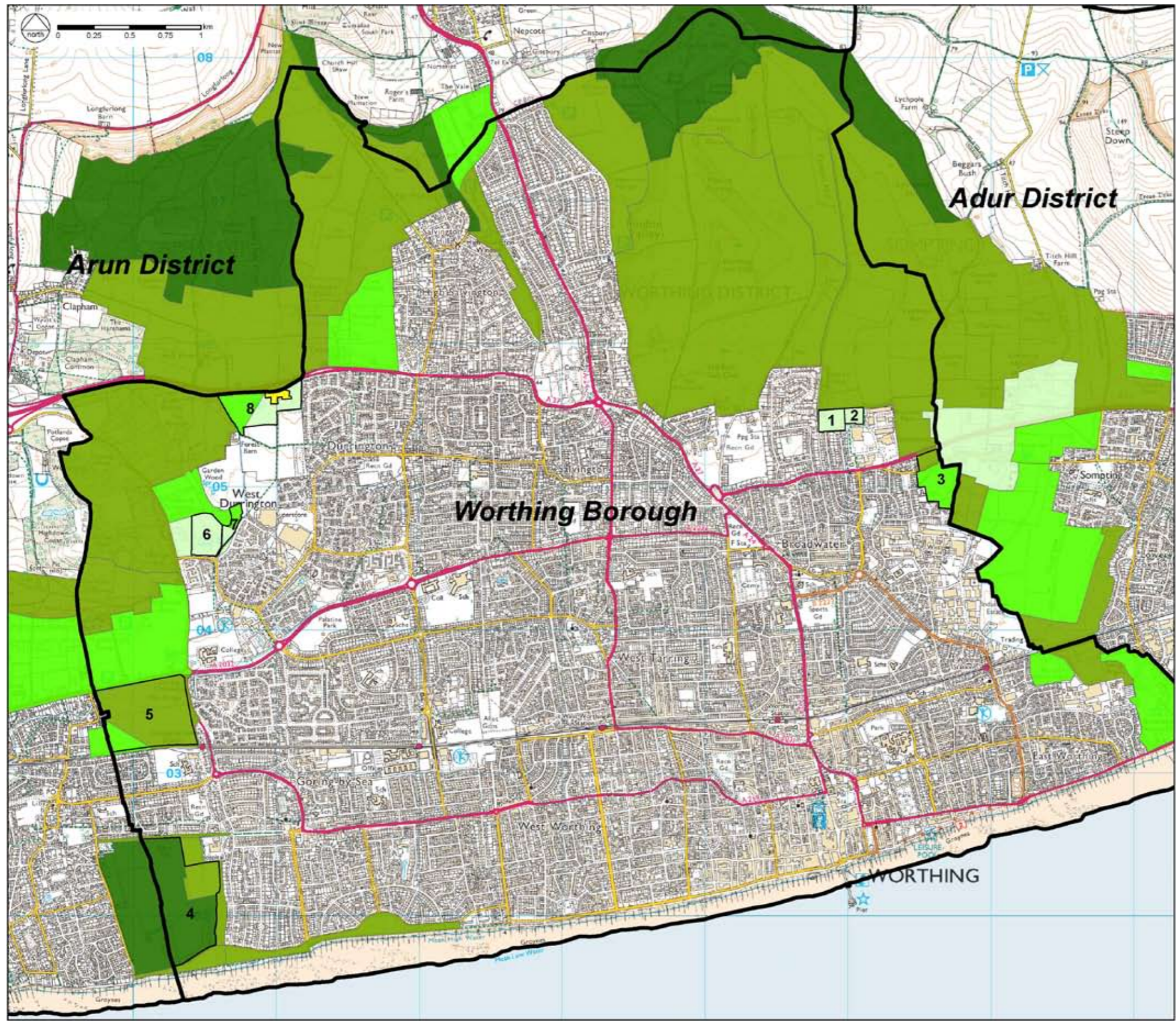
Figure 14
Landscape Structural Analysis

KEY

-  Coastal plain / Downs transition
 -  Upper coastal plain
 -  Coastal plateau
 -  Downland
 -  Flood plain
 -  Prominent ridges
 -  Prominent slopes
 -  Separation
 -  Containment
 -  Hard urban edge
 -  Railways
 -  Major roads
 -  Greenfield Sites:
- 1 Land North of Beeches Avenue (WB08176)
 - 2 Worthing United Football Club, Beeches Avenue (WB08162)
 - 3 Land South of Upper Brighton Road (WB08063)
 - 4 Goring - Ferring Gap (Land north-east of Amberley Drive) (WB088182)
 - 5 Chatsmore Farm (Land South of Highdown) (WB08152)
 - 6 Caravan Club, Titnore Way (WB08038)
 - 7 Land West of Fulbeck Avenue (WB08183)
 - 8 Land North of West Durrington Development (PFDA) (WB08037)



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**Figure 15
Landscape Sensitivity**

KEY

-  Borough and District boundaries
-  Greenfield Sites:

- 1 Land North of Beeches Avenue (WB08176)
- 2 Worthing United Football Club, Beeches Avenue (WB08162)
- 3 Land South of Upper Brighton Avenue (WB08063)
- 4 Goring - Ferring Gap (Land north-east of Amberley Drive) (WB088182)
- 5 Chatsmore Farm (Land South of Highdown) (WB08152)
- 6 Caravan Club, Titnore Way (WB08038)
- 7 Land West of Fulbeck Avenue (WB08183)
- 8 Land North of West Durrington Development (PFDA) (WB08037)


Landscape Sensitivity:

-  Major
-  Substantial
-  Moderate
-  Slight
-  Negligible

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Figure 16
Visual Sensitivity






KEY

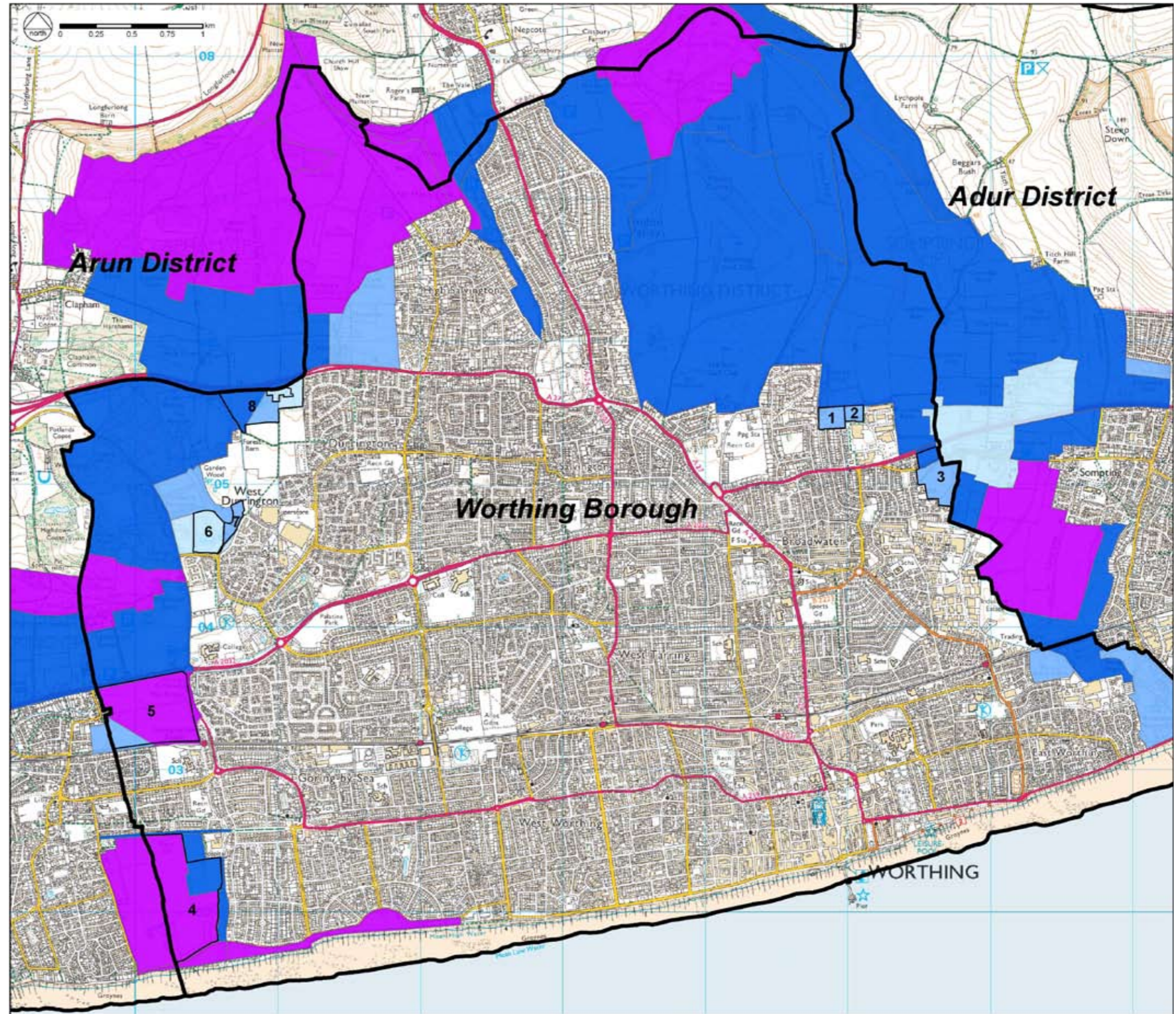
 Borough and District boundaries

 Greenfield Sites:

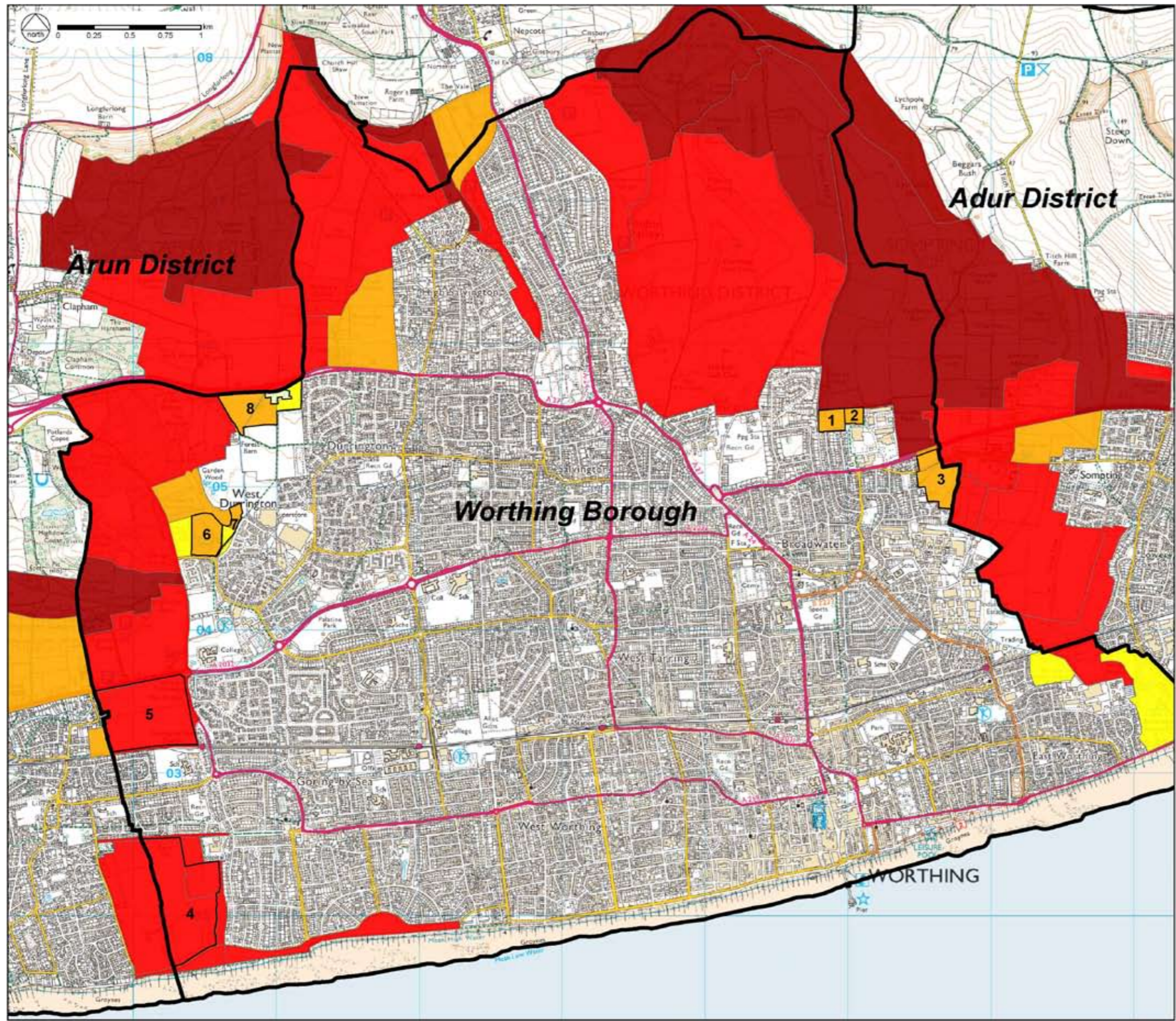
- 1 Land North of Beeches Avenue (WB08176)
- 2 Worthing United Football Club, Beeches Avenue (WB08162)
- 3 Land South of Upper Brighton Avenue (WB08063)
- 4 Goring - Ferring Gap (Land north-east of Amberley Drive) (WB088182)
- 5 Chatsmore Farm (Land South of Highdown) (WB08152)
- 6 Caravan Club, Titnore Way (WB08038)
- 7 Land West of Fulbeck Avenue (WB08183)
- 8 Land North of West Durrington Development (PFDA) (WB08037)

Visual Sensitivity:

-  Major
-  Substantial
-  Moderate
-  Slight
-  Negligible



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**Figure 17
Landscape Value**

KEY

Borough and District boundaries

Greenfield Sites:

- 1 Land North of Beeches Avenue (WB08176)
- 2 Worthing United Football Club, Beeches Avenue (WB08162)
- 3 Land South of Upper Brighton Avenue (WB08063)
- 4 Goring - Ferring Gap (Land north-east of Amberley Drive) (WB088182)
- 5 Chatsmore Farm (Land South of Highdown) (WB08152)
- 6 Caravan Club, Titnore Way (WB08038)
- 7 Land West of Fulbeck Avenue (WB08183)
- 8 Land North of West Durrington Development (PFDA) (WB08037)

Landscape Value:

- Major
- Substantial
- Moderate
- Slight
- Negligible

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SITE 1: LAND NORTH OF BEECHES AVENUE

Landscape Structure

5.1 This is a sloping, south facing site, underlain by chalk. It borders the South Downs National Park to the north, and is adjacent to Worthing United Football Club (Site 2) to the east. The site consists mainly of pasture, subdivided by post and wire fencing into horse paddocks. A separate area in the south-east corner of the site is used for car repair with hard standing, sheds, portaloos and parked vehicles.

5.2 The site is bounded by hedge and trees along Charmandean Lane to the west, which extends north to become bridleway 3133. Along the boundary with Worthing United Football Club to the east of the site, there is a line of dense tall scrub, which becomes slightly gappy at its northern end. There is a group of tall mature trees between the south-east site boundary and the nearby supermarket. At the highest point of the site, along the northern boundary, is a strip of low young scrub/woodland planting. The south-west boundary abuts existing housing and has limited vegetation.

Landscape Character

5.3 The site is located within the southern edge of the Central Downs county landscape character area (area SD3), and is on the edge of the 'Titch Hill Downs' local landscape character area. However, this small scale parcel of land next to existing development has an urban edge character, separate from the larger scale open downland adjacent to the north of the site.

Settlement Pattern

5.4 The site is on the northern edge of the Built Up Area of Worthing, but existing development extends north on both sides of the site. To the west of the site, the southern part of the Charmandean estate was developed into housing in the late 1920s, up the south facing slope, until roughly level with Site 1. Then in the 1980s, housing was constructed further up the slope to approximately 55m AOD, extending the Built Up Area some 300m north of Site 1. More recently, to the east, an area of development including Lyons Way Retail Park, Downlands Business Park and the Robert Albon Memorial Football Ground (Site 2), was constructed, which extends the Built Up Area of Worthing north from the A27 up to level with the northern edge of Site 1. The site therefore forms a pocket of land surrounded by the Built Up Area of Worthing on three sides and does not go beyond the northern extent of the existing settlement pattern.

Ecology Summary (see Appendix A for full summary)

5.5 The site is dominated by habitats of negligible/less than local conservation interest in their own right including species-poor grassland, scrub, non-native trees, tall ruderals and recent tree and scrub planting.

5.6 Although dense linear scrub along the western site margin is of less than local value in its own right due to being species-poor with a high abundance of Bramble, it provides opportunities for a range of species and contributes to a corridor of linear semi-natural habitat along Charmandean Lane facilitating the movement of wildlife across the wider area which in combination is considered of local value.

Visual Assessment

5.7 Open to the South Downs to the north, the visual envelope of the site within the National Park extends to the nearby ridgelines which surround a small valley feature adjacent to the site. There

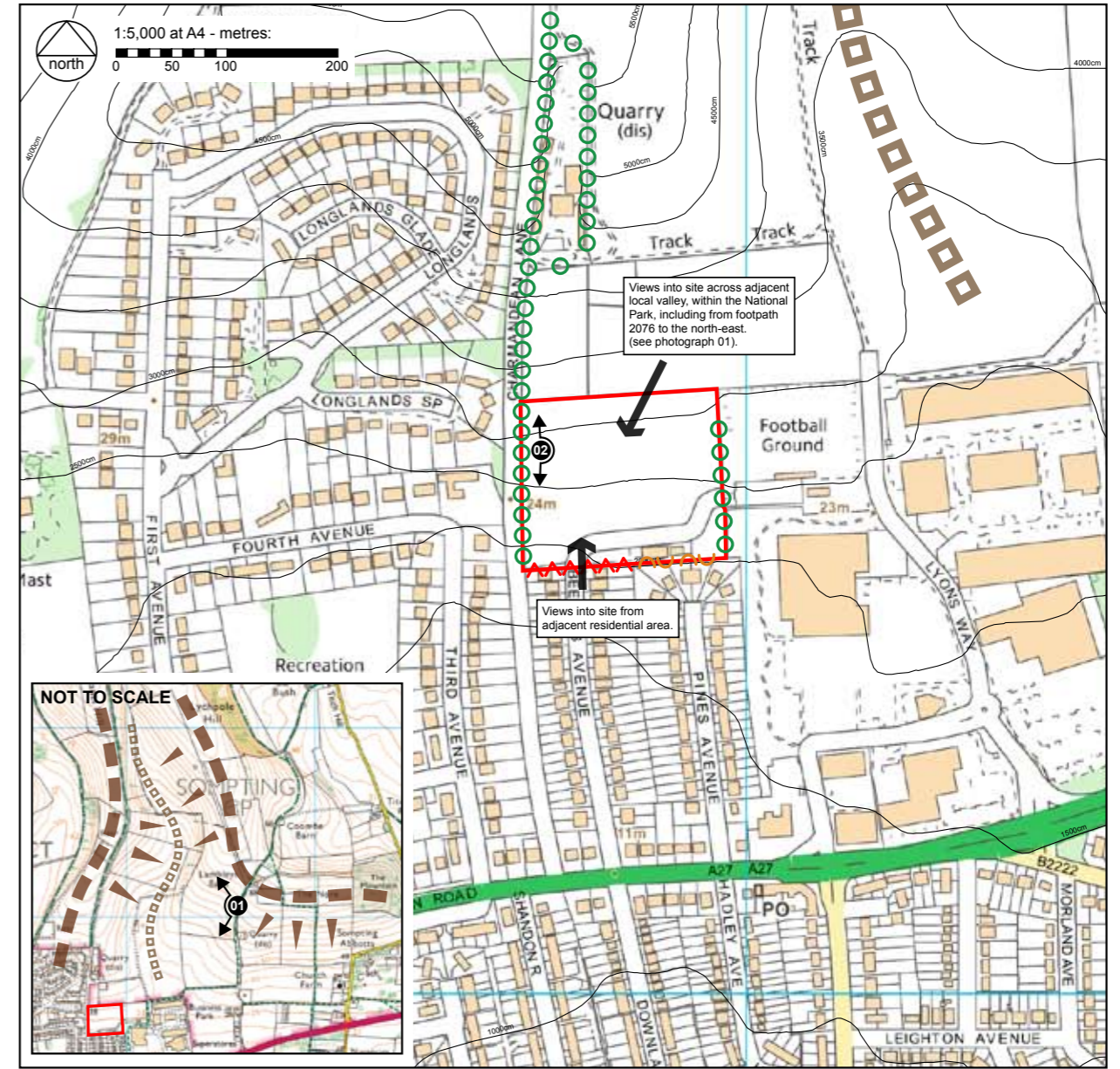


Figure 18: Site 1 Analysis

KEY

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

are views across the valley feature and into the site from footpaths 2076 and 2073 within the downs to the north-west (see photograph 01). From these footpaths, the Built Up Area of Worthing is visible in the middle distance, with the English Channel on the horizon beyond. The site appears as a pocket of open space within the northern edge of Worthing. The settlement edge either side of the site, including north of the business park, is well defined by trees, which soften views of adjacent development and form a robust edge to the contrasting open expansive downland which is visible in the foreground.

- 5.8 Views towards the site from bridleway 3133, to the north-west, are restricted by vegetation alongside the route.
- 5.9 From the south, the south facing site is prominent in the view from Beeches Avenue. From here, paddocks at the northern edge of the site form the skyline, with the topography limiting views into the National Park.

- 5.10 Reverse views from the site looking south contain the built up area of Worthing (see photograph 02). Glimpses of the sea are possible from the highest, northern, part of the site. Football ground lighting columns are visible to the east, and there are occasional glimpses of residential roofs to the west.
- 5.11 The visual sensitivity of the site is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on page 24.



Photograph 01 (Sites 1 and 2) Looking south-west to west, from footpath 2076.

Western boundary
vegetation along
Charmandean Lane

Young scrub and woodland planting along
northern site boundary adjacent to
South Downs National Park

Footpath 2076 within the
South Downs National Park

Lighting columns within football
ground adjacent to the site



Photograph 02 (Site 1) Looking north to east. Continues right.



Continued from left. Looking east to south.

Site 1 Sensitivity

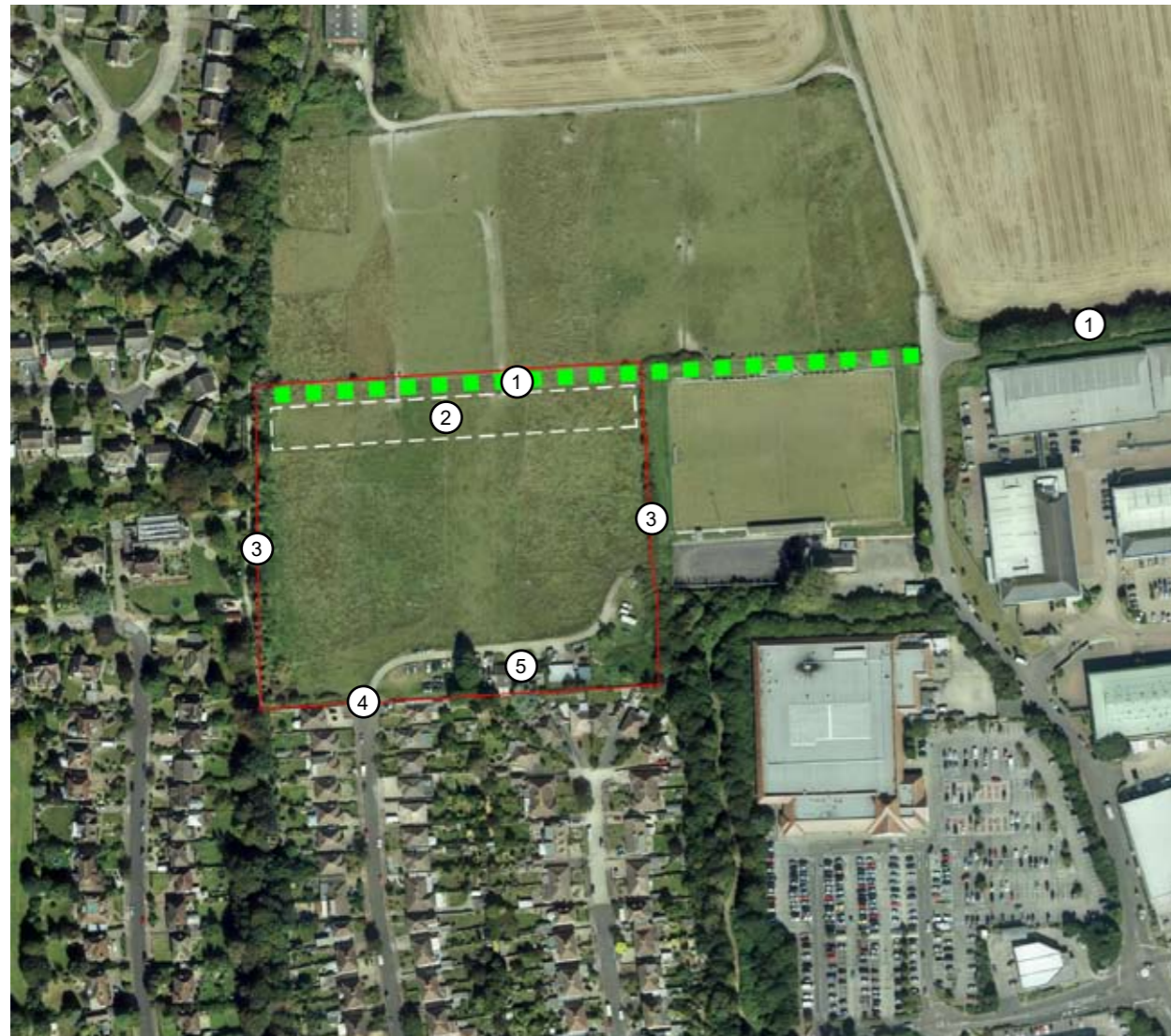
5.12 Each element of the sensitivity assessment for Site 1, and an overall judgement based on a 5 point scale, are set out below.

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	1	1	2	3	2	14
Generally intact hedgerow along the western boundary, although would benefit from improved management. Site is moderately well maintained, some dilapidated fencing. Grade 2 Agricultural land.	Site is dominated by habitats of negligible/ less than local conservation interest. Western boundary vegetation is of less than local value itself but provides opportunities in combination with Charmandean Lane which in combination is considered of local value.	Consistent with existing settlement pattern. Development to the east and west has already reached the same, or higher extent up the south facing downland slopes.	Site forms no visual or physical separation between settlements.	Site forms a backdrop to Beeches Avenue (albeit indistinct), providing an open aspect and undeveloped skyline when viewed from the existing built up area to the south, although makes minimal contribution to the rurality of the adjacent downland landscape when viewed from the north.	Site is visible from part of the adjacent South Downs to the north, and is prominent in views from Beeches Avenue (see visual assessment above for more detail).	Strengthen boundary vegetation and allow recent planting along the northern boundary to develop, continuing boundary to business park to form robust boundary along southern edge of the National Park.	SLIGHT

Site 1 Value

5.13 Each element of the value assessment for Site 2, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	2	2	2	3	1	2	16
Adjacent to South Downs National Park to the north.	'Worthing & Hill Barn Golf Courses' and 'Tenants Hill and Reservoirs' Sites of Nature Conservation Interest approximately 400m to the north-west.	Adjoins distinctive downland to the north, but the site itself has limited contribution to local distinctiveness.	Wider associations with the South Downs. Charmandean Lane part of historic route down from the South Downs towards Worthing.	Adjoins the South Downs National Park to the north, but site makes limited contribution to its setting.	No current public access.	Scenic quality, tranquillity and the sense of remoteness all limited by internal land use as paddocks and car repair area, and influence from existing development to the south.	MODERATE



Potential Green Infrastructure and Mitigation

Landscape

- 5.14 Key considerations should include (see plan and photograph left):
1. Allow young planting along northern boundary to establish and continue the structural planting currently to the north of the business park westwards along the northern boundary of the site to form a robust boundary along southern edge of the National Park.
 2. Locate any proposed open space at the highest part of the site northern edge, to reduce skylining of houses when viewed from the south and provide a buffer to the National Park.
 3. Retain and enhance east and west boundary vegetation.
 4. Provide tree and shrub planting along southern boundary.
 5. Removal of car repair area.

Ecology

- 5.15 Any development proposals at the site should seek to retain features of local value and where appropriate enhance these features and the wider site through management and complimentary habitat creation. Ways in which this could be achieved include:
- Enhancement of linear scrub habitat along the western site boundary through selective clearance of Bramble and non-native trees/scrub, and infilling using a species-rich mix of native shrubs and trees.
 - Use of native species-rich hedgerow, scrub and tree planting around the site boundaries to enhance habitat connectivity across the site.
 - Creation of a range of habitats with high wildlife interest within areas of public open space such as species-rich grassland and native scrub.
 - Creation of wetland habitats such as ponds and swales in conjunction with SuDS proposals.
 - Creation of new opportunities for nesting birds and roosting bats through provision of bird and bat boxes on existing trees and new buildings.
 - Use of native species typical of the local area in landscape planting where appropriate to do so. Where possible these should be sourced from stock of local provenance.
 - Prioritising the use of plants which benefit native wildlife within formal landscaping schemes, including nectar- and pollen-rich and fruit- and nut-producing species.



SITE 2: WORTHING UNITED FOOTBALL CLUB

Landscape Structure

5.16 The site, underlain by chalk, has been made flat to accommodate the football ground, by cutting into the south facing slope. The South Downs National Park is adjacent to the north, and Site 1 is adjacent to the west. There is a large supermarket nearby to the south, and Downlands Business Park is to the east. The majority of the site consists of a football pitch, to the south of which is hardstanding with a training area, car parking, grandstand, clubhouse and pavilion.

5.17 The football pitch is surrounded by grassed embankments, the highest of which is along the northern edge of the site where it cuts into the south facing slope. There is a line of scrub along the top of the western embankment, but the northern and eastern boundaries have limited vegetation. Along the southern boundary, between the site and a supermarket, is a small area of woodland, with tall mature trees.

Landscape Character

5.18 The site has the character of a sports facility, with an intensively maintained grass playing field and associated structures including buildings and tall lighting columns. The site is located within the Built Up Area of Worthing, and although adjacent to the southern edge of the Central Downs county landscape character area (area SD3) and the 'Titch Hill Downs' local landscape character area, its character is separate from the large scale open downland to the north.

Settlement Pattern

5.19 The site is within the northern edge of the existing Built Up Area of Worthing, at the southern foot of the South Downs. To the east of the site, Downlands Business Park extends to level with the northern edge of the site. With the exception of a pocket of land north of Beeches Avenue (Site 1), development to the west extends higher up the south facing slope to approximately 55m AOD, on land formerly part of the Charmandean estate. Development on the site could therefore be accommodated within the current settlement pattern without going further up the south facing slope, beyond the existing extent of Worthing.

Ecology Summary (see Appendix A for full summary)

5.20 The majority of the site comprises habitats of negligible/less than local conservation interest in their own right including species-poor semi-improved and amenity grassland, scattered scrub, non-native trees, hardstanding and buildings.

5.21 Although the mature Poplar tree on the southern boundary of the site is considered of less than local value in its own right, it contributes to the interest and integrity of a linear corridor of trees and scrub facilitating the movement of wildlife through the wider area, which is considered as a whole to be of local value.

Visual Assessment

5.22 Open to the South Downs to the north, the visual envelope of the site within the National Park is similar to Site 1, and extends to the nearby ridgelines which surround a small valley feature adjacent to the site. There are views across the valley feature and into the site from footpaths 2076 and 2073 within the downs to the north-west (see photograph 01). From these footpaths, the Built Up Area of Worthing is visible in the middle distance, with the English Channel on the horizon beyond. The site

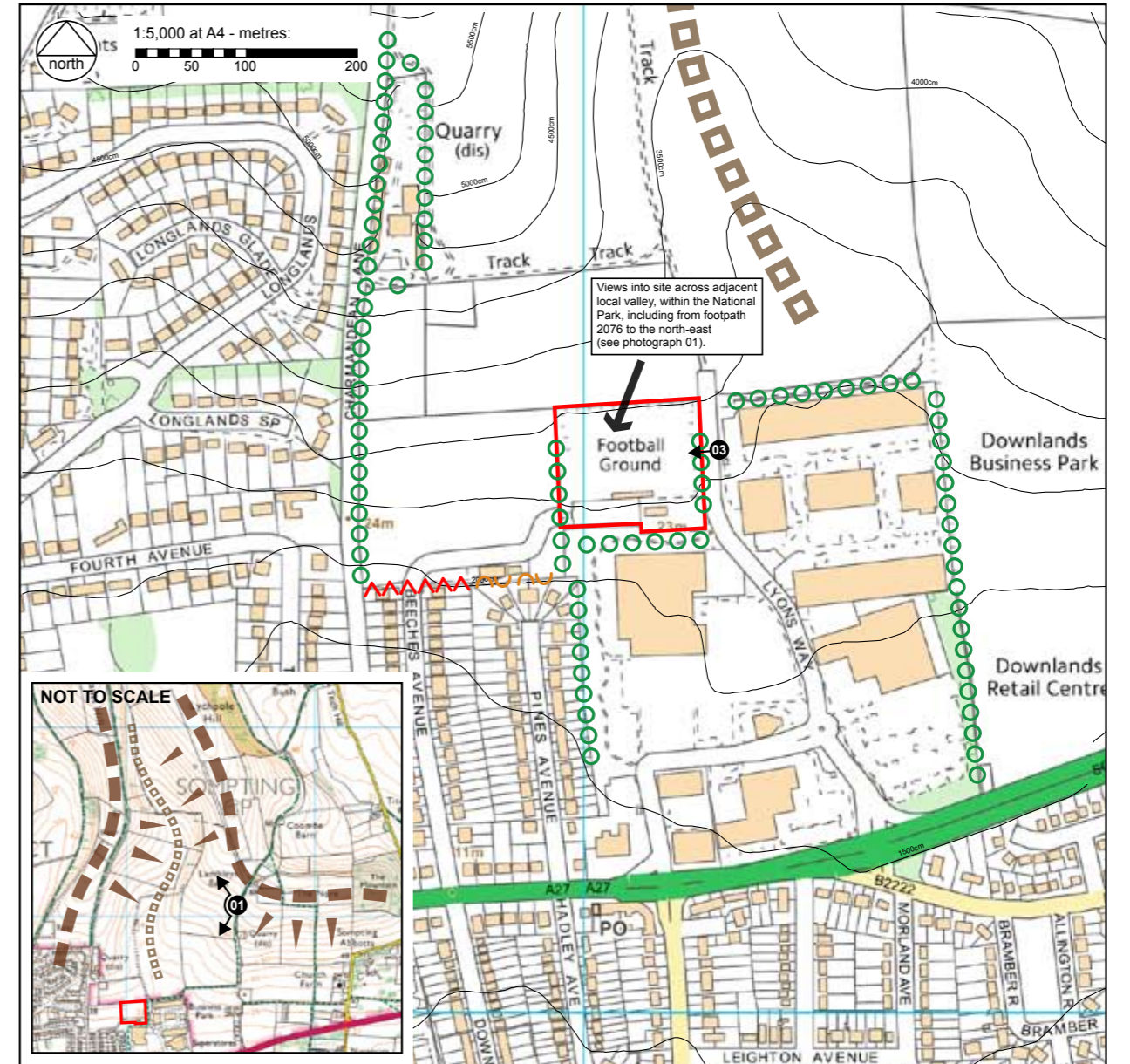
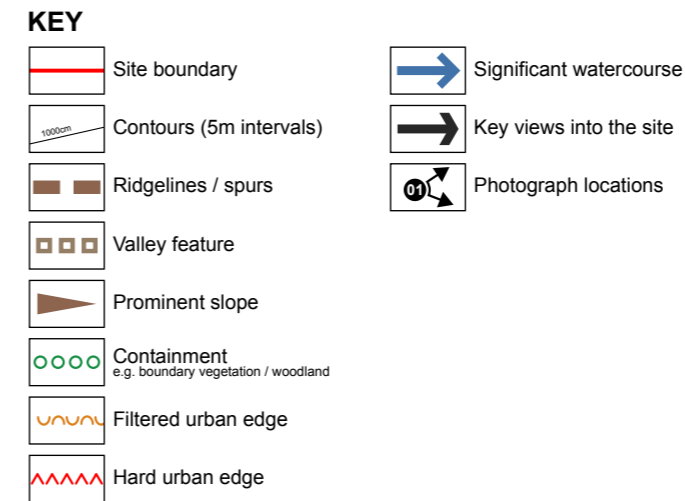


Figure 19: Site 2 Analysis



is visible within the northern edge of Worthing, with the tall lighting columns at each corner of the site identifiable in the view, but the grandstand and buildings within the southern part of the site are set with a backdrop of mature trees and do not break the skyline.

5.23 From Lyons Way and footpath 3134 (and to a lesser extent, west facing windows within Downland Business Park), the grassed embankment along the eastern site boundary is prominent in the view through the boundary chain-link fence, and is an incongruous landform (see photograph 03). Views towards the site from bridleway 3133 to the west, are restricted by vegetation alongside the route. The site is screened from view from the south by tall mature trees located between the site and the nearby supermarket.

5.24 The visual sensitivity of the site is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on page 28.

Embankment along eastern site boundary



Photograph 03 (Site 2) Looking south-west from Lyons Walk.



Photograph 01 (Sites 1 and 2) Looking south-west to west, from footpath 2076.

Site 2 Sensitivity

5.25 Each element of the sensitivity assessment for Site 2, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)					Ecological sensitivity					Inconsistency with existing settlement form/pattern					Contribution to separation between settlements					Contribution to the setting of surrounding landscape/settlement					Views (visual sensitivity)					Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>					Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>				
1					1					1					1					1					3					2					10				
Well maintained as a recreational resource, but there is limited intact boundary or internal vegetation.					The majority of the site comprises habitats of negligible/less than local conservation interest.					Consistent with existing settlement pattern. Development to the east and west has already reached the same, or higher, extent up the south facing downland slopes.					Site forms no visual or physical separation between settlements.					Has limited contribution to the northern setting of Worthing and does not contribute to the rurality of the surrounding landscape due to its current land use and boundary earthworks.					Site is visible from part of the adjacent South Downs to the north, and at close range from Lyons Way and footpath 3134 (see visual assessment above for more detail).					Potential to soften embankments, removal of lighting columns and other football ground infrastructure, and improved boundaries with hedge and tree planting.					SLIGHT				

Site 2 Value

5.26 Each element of the value assessment for Site 2, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations					Ecological and other designations (eg. heritage, flood zone etc)					Local distinctiveness					Any historic/cultural/literary associations					Contribution to setting of 'outstanding assets'					Recreation and public access/locally valued spaces					Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)					Overall value judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>				
4					2					2					1					2					5					1					17				
Adjacent to South Downs National Park to the north.					'Worthing & Hill Barn Golf Courses' and 'Tenants Hill and Reservoirs' Sites of Nature Conservation Interest approximately 500m to the north-west.					Adjoins distinctive downland to the north.					Wider associations with the South Downs to the north.					Adjoins the South Downs National Park to the north, but site forms limited contribution to its setting.					High recreational value as football ground and training area.					Scenic quality, tranquillity and the sense of remoteness substantially limited by internal land use and influence from existing development to the east.					MODERATE				



Potential Green Infrastructure and Mitigation Landscape

- 5.27 Key considerations should include (see plan left):
1. Continue the structural planting currently to the north of the business park westwards along the northern boundary of the site to form a robust boundary along southern edge of the National Park.
 2. Locate any proposed open space along northern edge, to provide a buffer to the National Park.
 3. Improve boundary vegetation to east and west.
 4. Soften profile of embankments.
 5. Flood lighting and other football ground infrastructure removal.

Ecology

- 5.28 Any development proposals at the site should seek to retain features which contribute to the integrity of locally valuable off-site habitats and where appropriate enhance these features and the wider site through suitable management and complimentary habitat creation. Ways in which this could be achieved include:
- Use of native species-rich hedgerow, scrub and tree planting around the site boundaries to enhance habitat connectivity across the site and complement existing off-site habitats.
 - Creation of a range of habitats with high wildlife interest within areas of public open space such as species-rich grassland and native scrub.
 - Creation of wetland habitats such as ponds and swales in conjunction with SuDS proposals.
 - Creation of new opportunities for nesting birds and roosting bats through provision of bird and bat boxes on existing trees and new buildings.
 - Use of native species typical of the local area in landscape planting where appropriate to do so. Where possible these should be sourced from stock of local provenance.
 - Prioritising the use of plants which benefit native wildlife within formal landscaping schemes, including nectar- and pollen-rich and fruit- and nut-producing species.

SITE 3: UPPER BRIGHTON ROAD

Landscape Structure

- 5.29 The majority of the site (Zone A) is located to the south of Upper Brighton Road. A single field (Zone B) is located on the opposite side of Upper Brighton Road to the north.
- 5.30 **Zone A** is relatively flat and underlain by chalk. It consists of a collection of three arable and pastoral fields and some smaller areas of scrub/rough grass, all of which drain to the south-east towards the nearby flood zone. The zone is separated from the South Downs National Park by a single field (Zone B) and the A27 to the north.
- 5.31 The zone borders the Built Up Area of Worthing to the south and west, which is filtered by boundary vegetation. A hedgerow borders Zone A to the north along Upper Brighton Road. The eastern edge of the zone is defined by field drains, well vegetated with overgrown hedges. At its north-eastern corner, the zone adjoins the south-eastern end of a linear group of dwellings and farm buildings located along Upper Brighton Road. Internally, there are overgrown hedges along ditch lines and a small block of scrub.
- 5.32 Footpath 3135, which diagonally crosses the north-western part of zone A, and a track within the north-eastern part, divide the land use from arable to pasture/set-a-side. At the time of survey, a pipeline was being constructed across the Zone.
- 5.33 **Zone B** is a flat pastoral field underlain by chalk, separated from the South Downs National Park to the north by the A27 road. The zone is bordered by Upper Brighton Road to the south, the eastern edge of the Built Up Area of Worthing to the west, the southern end of Lambley's Lane (which has been annexed from the rest of the Lane to the north, by the A27 cutting across it), and meets the eastern end of a linear arrangement of dwellings and farm buildings along Upper Brighton Road to the east.
- 5.34 The zone is enclosed by relatively intact hedgerows on three sides, with occasional gaps for access. Vegetation is more limited along the western side, allowing dwellings off The Templars to overlook the field.

Landscape Character

- 5.35 **Zone A** is located within the 'Worthing and Adur Fringes' county landscape character area (area SC13), and the 'Loose Lane Coastal Plain' local landscape character area, characterised by flat, low lying fields bounded by vegetated streams/ditches. **Zone B** is located on the very southern edge of the 'Central Downs' county character area (area SD3), and the 'Sompting Upper Coastal Plain' local landscape character area, and is part of the small scale enclosed pattern of pastoral fields/paddocks in the vicinity.

Settlement Pattern

- 5.36 The site is located adjacent to the north-eastern edge of the Built Up Area of Worthing. Development consisting of the Lyons Way Retail Park, Downslands Business Park, has extended Worthing north-west of the site, beyond the A27, towards the foot of the South Downs. Adjoining the site to the north-east is a small linear settlement along Upper Brighton Road, which is detached from both Worthing and Sompting.

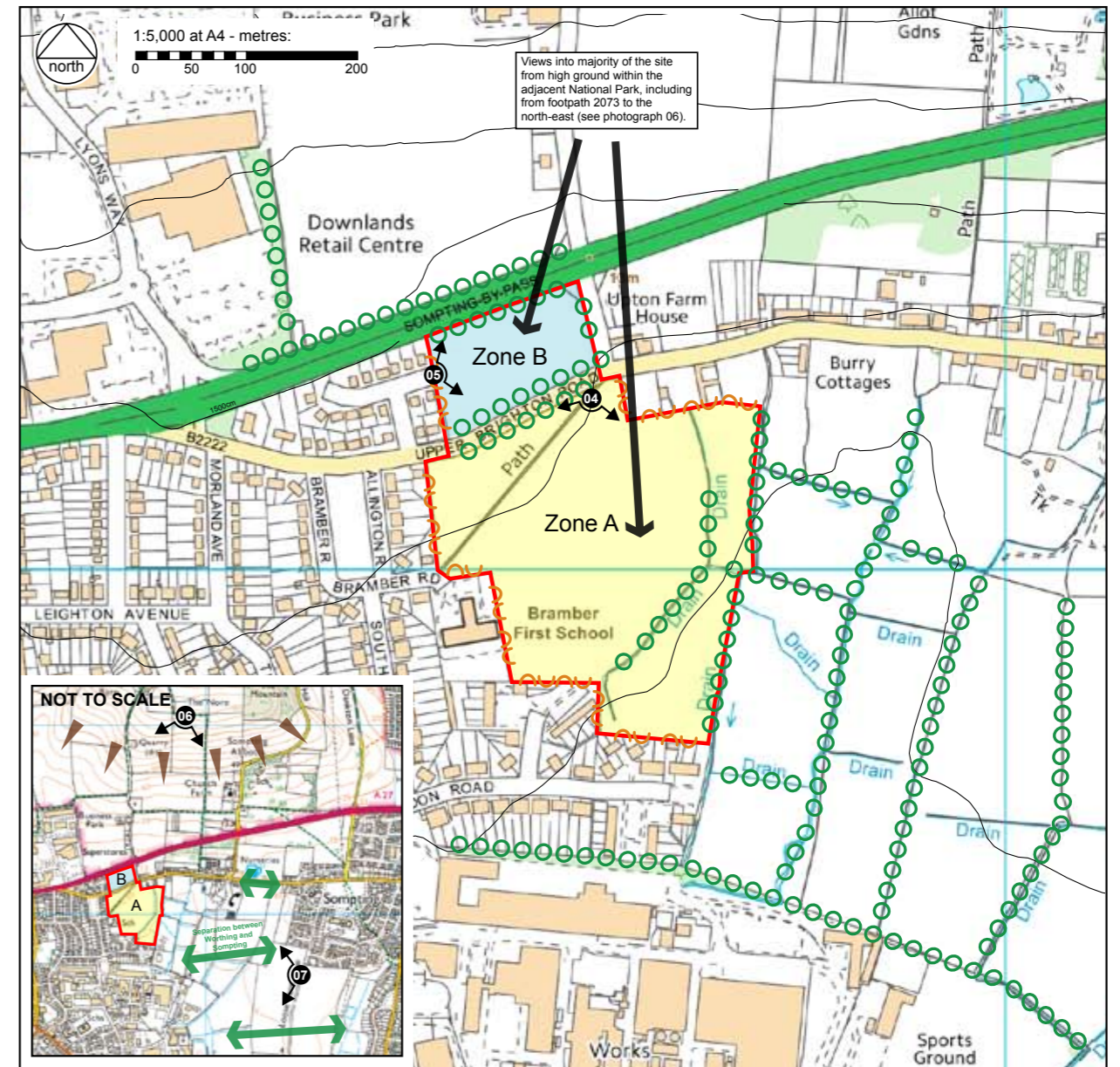


Figure 20: Site 3 Analysis

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

5.37 Although a large industrial area to the south of the site extends the Built Up Area of Worthing eastwards of the site and towards Sompting, a gap of undeveloped land to the east of the site is maintained between Worthing and Sompting. The site is detached from the main gap between the two settlements by the field boundary vegetation which provide layers of screening to the east of the site. Development within the site could therefore be accommodated without eroding the separation between the Worthing and Sompting, provided careful consideration is given to the scale of development to prevent significant views of rooftops above the vegetation to the east of the site.

Ecology Summary (see Appendix A for full summary)

5.38 The habitats/features of highest ecological interest within and bordering the site are the mature native hedgerows and scrub with associated trees and ditches along field boundaries in addition to the potential waterbody located in the east of the site. Although these habitats are generally species-poor, often defunct and are likely to be at most of low local value in their own right, they form part of a network of linear semi-natural habitats which facilitate the movement of wildlife through the local area. In combination these features are considered of moderate local value for wildlife.

5.39 Other habitats/features within and bordering the site including arable land, species-poor semi-improved grassland, recently planted hedgerow, Bramble scrub, bare ground, gravel, buildings and hardstanding, are considered of negligible/ less than local conservation interest in their own right.

Visual Assessment

5.40 **Zone A** is open to view from the South Downs National Park to the north, including from footpath 2073 (see photograph 06). From high ground within the National Park, Zone A is seen in context with the surrounding Built Up Area of Worthing, including prominent industrial buildings seen behind the zone, and the English Channel on the horizon.

5.41 Views towards the zone from the western edge of Sompting, across the gap between Sompting and Worthing, are obscured by layers of intervening boundary hedgerows (see photograph 07). Roof tops of potential residential development within the zone have the potential to be glimpsed in some locations across the gap between Sompting and Worthing, but would be less prominent than the existing industrial buildings also visible, to the south of the zone.

5.42 The visual sensitivity of **Zone A** is judged to be **Moderate**. This rating feeds into the overall assessment table on page 35.

5.43 **Zone B** is also open to view from the South Downs National Park to the north, including from footpath 2073 (see photograph 06). The zone is seen in context with the surrounding Built Up Area of Worthing, including industrial buildings to the south, but appears separate from the main Built Up Area and appears in visual continuity with fields within the southern edge of the South Downs National Park.

5.44 There is intervisibility between Zone B and dwellings off The Templars, and to a lesser extent, between the zone and Upton Farm House. Hedges along the northern and southern boundaries prevent views into the site from passing vehicles and pedestrians.

5.45 The visual sensitivity of **Zone B** is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on page 35.

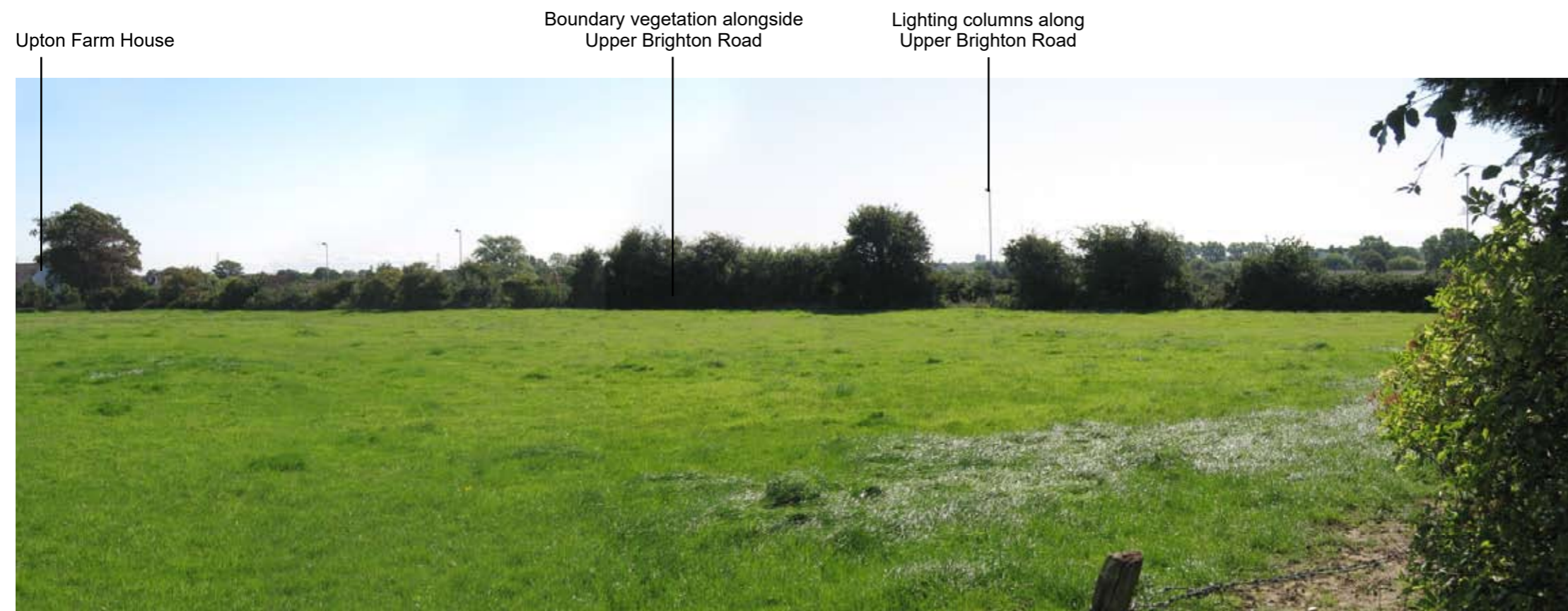
Site 3: Upper Brighton Road (WB08063)



Photograph 04 (Site 3, Zone A) Looking south-east from footpath 3135.



Photograph 05 (Site 3, Zone B) Looking north-east to east. Continues right.



Continued from left. Looking east to south-east.

Site 3: Upper Brighton Road (WB08063)



Photograph 06 (Sites 1, 2 and 3) Looking south from footpath 2073.



Photograph 07 Looking north-east from Loose Lane towards Site 03.

Site 3 Zone A Sensitivity

5.46 Each element of the sensitivity assessment for Site 3 Zone A, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	2	3	3	3	2	19
There a number of hedgerows, but these are often overgrown or defunct. Identified as Grade 2 agricultural land.	Although boundary vegetation is of low local value itself, it forms part of a network which is considered to be moderate local value for wildlife.	Zone would be an eastern extension beyond the current built up area, but would not go beyond the existing eastern or northern extent of Worthing which is situated on the same low lying coastal plain.	Site forms part of the separation between the western edge of Worthing and the ribbon development along Upper Brighton Road. It is also part of the wider physical and (to a lesser degree) visual, separation between Worthing and Sompting, but is detached from the Worthing-Sompting gap.	The zone is a continuation of the low lying farmland which forms the eastern setting to Worthing, and provides relief from the surround Built Up Areas. The treed landscape to the east of 3A separates the area from the wider Worthing-Sompting gap.	The Zone is visible from the elevated South Downs National Park to the north. Views towards the Zone from across the low lying landscape to the east, including the gap between Worthing and Sompting are restricted by intervening layers of ditch line and boundary vegetation (see visual assessment for more detail).	Potential to enhance hedgerows creating a connected network, through additional planting and improved management.	MODERATE

Site 3 Zone B Sensitivity

5.47 Each element of the sensitivity assessment for Site 3 Zone B, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall landscape and visual sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	3	2	3	4	4	3	23
Boundary hedgerows are relatively intact on three sides, but are outgrown in places. Identified as Grade 2 agricultural land.	Although boundary vegetation is of low local value itself, it forms part of a network which is considered to be moderate local value for wildlife.	Zone would be an extension beyond the current built up area, but would not go beyond the existing eastern extend of Worthing which is situated on the same low lying coastal plain, and would not be inconsistent with pattern of development along Upper Brighton Road which continues eastward.	Site forms separation between the western edge of Worthing and the ribbon development along Upper Brighton Road.	Separate from the downland landscape to the north, and the wider coastal plain to the south, by main roads to the north and south, but forms low lying farmland providing an undeveloped setting to the National Park. Also provides relief from surrounding Built Up Areas.	The Zone is visible from the elevated South Downs National Park to the north and is visible from adjacent properties (see visual assessment above for more detail).	Strengthen boundary vegetation with additional/improved hedgerows.	SUBSTANTIAL

Site 3 Zone A Value

5.48 Each element of the value assessment for Site 3 Zone A, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
							18
Separated from the South Downs National Park by a single field, and Upper Brighton Road and A27.	Upton Farm House is a grade II listed building close to the north-east of the Zone. The Environment Agency's Flood Zones 2 and 3 are close by to the south-east.	Close to distinctive downland to the north, and the Worthing-Sompting gap to the east, but out of character with regards to the downland landscape to the north.	Lose associations with the South Downs/south coast.	Forms part of undeveloped southern setting to the South Downs National Park.	Footpath 3135 crosses the site and the area is popular with dog walkers.	Although providing a relief from surrounding built up areas, the scenic quality, tranquillity and the sense of remoteness are relatively limited.	MODERATE

Site 3 Zone B Value

5.49 Each element of the value assessments for Site 3 Zone B, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
							15
Separated from the South Downs National Park to the north by the A27.	Upton Farm House is a grade II listed building close to the eastern boundary.	Adjoins distinctive downland to the north. Substantially contained by mature boundary vegetation.	Wider associations with the South Downs/south coast.	Forms a small part of the local southern setting to the South Downs National Park.	No public access.	Scenic quality, tranquillity and the sense of remoteness are relatively limited due to surround human influences, and the adjacent main roads.	MODERATE



Potential Green Infrastructure and Mitigation Landscape

5.50 Key considerations should include (see plan left):

1. Maintain northern field (Zone B) as agricultural land or open space, maintaining a buffer to National Park.
2. Strengthen eastern boundary vegetation with tree and shrub planting, to maintain visual separation between Worthing and Sompting, in combination with existing layers of vegetation to the east of the site.

Ecology

5.51 Any development proposals for the site should seek to retain habitats/features of local value and where appropriate enhance these features and the wider site through suitable management and complimentary habitat creation. Ways in which this could be achieved include:

- Enhancement of existing hedgerows/linear scrub habitats along field boundaries through selective clearance of Bramble, infilling using a species-rich mix of native shrubs and trees, and appropriate long-term management.
- Use of native species-rich hedgerow, scrub and tree planting as boundary features to further enhance habitat connectivity across the site and complement existing habitats.
- Creation of a range of habitats with high wildlife interest within areas of public open space such as species-rich grassland, native scrub and tree planting.
- Retention and enhancement of any existing waterbodies and/or creation of new wetland habitats such as ponds, swales and reedbeds in conjunction with SuDS proposals.
- Creation of new opportunities for nesting birds and roosting bats through provision of bird and bat boxes on existing trees and new buildings.
- Use of native species typical of the local area in landscape planting where appropriate to do so. Where possible these should be sourced from stock of local provenance.
- Prioritising the use of plants which benefit native wildlife within formal landscaping schemes, including nectar- and pollen-rich and fruit- and nut-producing species.

SITE 4: GORING-FERRING GAP

Landscape Structure

5.52 The majority of the site (Zone A) is a large open area between Ferring and Goring. Zone B consists of two smaller more enclosed fields on the western edge of Goring-by-Sea.

5.53 **Zone A** consist of flat arable fields and some smaller areas of rough grassland, underlain by chalk with superficial deposits of sand and gravel.

5.54 There is limited tree cover internally, but the zone is bordered by a significant belt of woodland plantation to the south-east, a small woodland block and length of hedgerow along the eastern boundary, and a distinctive avenue of evergreen Oak trees along Ilex Way adjacent to the northern site boundary. The southern boundary is defined by Marine Drive and the undeveloped coastline. Amberley Drive forms a loop of roads in the southern half of the zone.

5.55 **Zone B** consist of two fields, also underlain by chalk with superficial deposits of sand and gravel. The eastern field is mown grass used for recreation, including goal posts for football, and the western field is arable. The boundaries are well vegetated, with the exception of the southern boundary to the arable field, which is defined by a field drain with limited vegetation. The western-most boundary is formed by a small block of woodland and length of outgrown hedgerow. To the east, the zone abuts the northern extent of "The Plantation" along the western edge of Goring-by-Sea. Internally, the two fields are separated by a continuous outgrown hedgerow, while the northern boundary (adjoining the recreation ground to the north) has a line of tall trees and adjacent hedgerow.

Landscape Character

5.56 The site is located in the low lying flat open landscape of the 'Littlehampton and Worthing Fringes' county character area (area SC11), and forms the eastern part of the 'Ferring Lower Coastal Plain' local landscape character area. Although a working agricultural landscape, there is also a strong sense of public amenity with high public usage including walking along informal routes across the area, car parking along roads, and picnicking south of the site along the coastline.

Settlement Pattern

5.57 Prior to the 20th century, Goring-by-Sea and Ferring were small nucleated settlements some distance from the site. By the 1940s, Ferring had spread south and begun to extend eastwards as far as Sea Lane as it does to this day. By the 1950s, the majority of the road network to the south-west of Goring-by-Sea, including roads within the site, were in place. During the 1950s, Goring Way was lined with houses, establishing a linear link of settlement between Goring-by-Sea and Ferring, about 250m to the north of the site. During the 1960s, much of the current extent of housing was in place, with Goring-by-Sea expanding to form an extension of Worthing, and housing spreading north and south from Goring Way between Goring and Ferring, increasing the connection between the two settlements.

5.58 However, despite the continual growth of the two settlements, the spread of development westwards along the coast from Goring-by-Sea has halted at the robust settlement edge formed by 'The Plantation', which has been in place since before the 20th century. Similarly, to the north of the site, development south has not gone beyond the historic avenue of Oak trees which forms the northern site boundary. Together with land within Arun District, the site is one of few remaining sections of undeveloped coast along the coastline locally, and continues to form an effective gap which

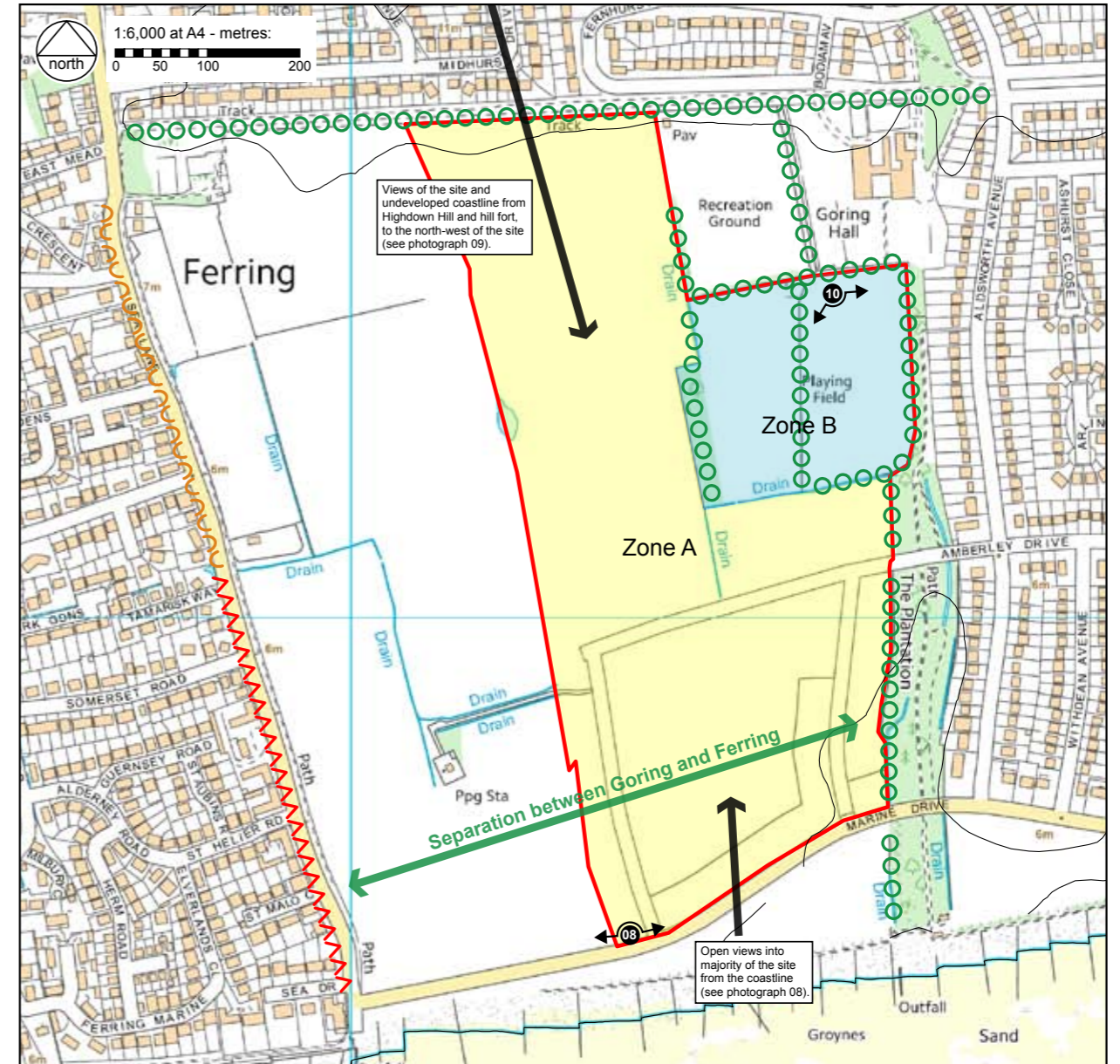



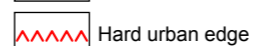





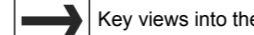






Figure 21: Site 4 Analysis

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KEY

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

prevents coalescence between the two settlements, with little or no development present or visible in the gap.

Ecology Summary (see Appendix A for full summary)

- 5.59 The site is dominated by habitats of negligible/less than local ecological interest in their own right including arable land, species-poor grassland, defunct hedgerows and scrub. Linear vegetative features, such as hedgerows and scrub lines do however provide suitable opportunities for movement of wildlife and compliment habitats in the wider area so are considered in combination to be of low local wildlife value.
- 5.60 The habitat of greatest ecological interest associated with the site is the mixed woodland bordering the eastern site boundary. Although the woodland is dominated by non-native species, it provides opportunities for a range of wildlife, complemented by gardens to the east and farmland to the west, and forms a substantial corridor of habitat suitable for facilitating the movement of wildlife through the local area. The woodland is therefore considered of high local value.
- 5.61 A small area of woodland with a similar species composition located in the centre of the site and lines of trees and scrub along the north-eastern and northern site boundaries also provide opportunities for a range of wildlife, enhance the interest of the site and wider area, and/or form wildlife corridors through the local area. In addition, a pond is located on the western site boundary. These feature are considered to be of moderate local wildlife value.

Visual Assessment

- 5.62 **Zone A** provides a visual connection uninterrupted by development, between the undeveloped coastline and the South Downs National Park, including Highdown Hill, to the north. From within the zone (see photograph 08) and the shoreline, the substantial Oak avenue along Ilex Way obscures existing settlement to the north, while 'The Plantation' screens development to the east.
- 5.63 The zone is open to view from the South Downs National Park, including Highdown Hill to the north-west (see photograph 09). The zone is seen in context with surrounding settlements of Goring-by-Sea and Ferring on the coastal plain, but also the undeveloped coastline and English Channel on the horizon, and forms a significant break in the view of development along the coastline.
- 5.64 The visual sensitivity of **Zone A** is judged to be **Major**. This rating feeds into the overall sensitivity assessment table on page 43.
- 5.65 The boundary vegetation surrounding **Zone B** is identifiable from Highdown Hill within the South Downs National Park (see photograph 09), although it forms a small part of the view and is assimilated into the surrounding tree cover.
- 5.66 At closer range, the majority of the two fields which form Zone B are enclosed by boundary vegetation (see photograph 10), obscuring them from the majority of surrounding viewpoints, although development within the zone would likely be visible above the field boundaries. The open southern boundary to the western field, allows views into the zone from a small area directly to its south, including routes through Zone A, and along Marine Drive and the undeveloped coastline. There are also glimpses from Goring Hall into the eastern field through gaps in vegetation.

- 5.67 The visual sensitivity of **Zone B** is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on page 43.



Photograph 08 (Site 4, Zone A) Looking west to north. Continues right.



Photograph 09 (Sites 4 and 5) Looking south from Highdown hill fort. Continues right.

Northern boundary vegetation along Ilex Way (bridleway 3111)

Highdown Hill

Northern boundary vegetation along Ilex Way (bridleway 3111)

Internal site vegetation, to the west of Zone B

'The Plantation' along south-eastern site boundary



Continued from left. Looking north to east.

English Channel

Highdown Hill and South Downs National Park

Angmering



Continued from left. Looking south from Highdown hill fort.



Photograph 10 (Site 4, Zone B) Looking east to south-east. Continues below.



Continued from above. Looking south.

Site 4 Zone A Sensitivity

5.68 Each element of the sensitivity assessment for Site 4 Zone A, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	4	5	5	5	4	29
Few intact landscape features internally, but valuable features such as the Oak avenue to the north and woodland and hedges are adjacent to the east. Identified as Grade 2 agricultural land. Majority of the area is in active agricultural production.	Linear vegetative features are considered to be of low local wildlife value, woodland which borders the site to the east has high local value.	Woodland to the east defines the settlement edge. Development within the site would breach the long established woodland edge to Goring-by-Sea.	With the surrounding undeveloped coastline, and screening provided by the adjacent Oak avenue and woodland plantation, the site, combined with land within Arun District to the west, forms effective physical and visual separation between Goring to the east and Ferring to the west.	Substantial contribution to the rurality and undeveloped character of the coastline, and part of a visually unbroken countryside setting to settlement.	The Zone provides a visual link free from development between the undeveloped coastline and Highdown Hill within the National Park. The Zone is also visible on the horizon from the elevated South Downs National Park to the north (see visual assessment above for more detail).	A largely open and expansive tract of agricultural land. Maintain open visual dimension of the gap.	MAJOR

Site 4 Zone B Sensitivity

5.69 Each element of the sensitivity assessment for Site 4 Zone B, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	4	4	4	4	3	25
Most boundaries have hedgerows and trees, but their quality varies, good to moderate. Identified as Grade 2 agricultural land.	Linear vegetative features are considered to be of low local wildlife value, woodland which borders the site to the east has high local value.	Site 4B forms part of the treed/wooded edge that defines the built up area of Worthing. Development would erode the wooded settlement edge.	Partly enclosed by hedgerows, but fields form part of the open character of the gap between settlements.	The well vegetated boundaries screen built form to the east, and there is little urban influence on site 4B itself. Zone provides part of the treed setting to the western edge of Goring and is part of the wider undeveloped coastal setting to surrounding settlements.	Southern boundary to western field is open, allowing views into the zone. Elsewhere, the zone is generally well contained, but development would be visible above boundary vegetation. The zone is identifiable from the South Downs National Park, but not obvious in the view (see visual assessment).	Enhance existing boundary vegetation through improved management and plant tree belt along southern boundary of western field.	SUBSTANTIAL

Site 4 Zone A Value

5.70 Each element of the value assessment for Site 4 Zone A, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	3	5	2	5	5	3	24
Potential for local landscape designation, but none currently.	Adjoins Goring Hall Conservation Area which includes several listed buildings. The Environment Agency's Flood Zones 2 and 3 extends into small parts of the zone to the south.	Unusually large undeveloped area along the coastal plain with views of the English Channel and the South Downs. Woodland edges to Goring-by-Sea, and to a lesser extent Ferring, obscure most existing areas of development to leave a largely rural outlook.	Associations with Goring Hall and the coast.	Forms direct setting to the undeveloped coastline and English Channel, and visual setting back to the National Park to the north.	Highly used and valued open space. Access via public footpath and shoreline, with various recreational pursuits evident.	Tranquillity and the sense of remoteness are relatively limited due to human influences but Site 4A provides relief from surrounding built up areas, with a relatively large undeveloped area with views and unrestricted access to the shoreline between the coast and National Park. Strong sense of place and local identity.	SUBSTANTIAL

Site 4 Zone B Value

5.71 Each element of the value assessment for Site 4 Zone B, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	3	4	3	4	4	4	23
Potential for local landscape designation, but none currently.	Adjacent to Goring Hall Conservation Area, which includes several listed buildings.	Part of the undeveloped gap between Goring-by-Sea and Ferring, which forms an unusually large undeveloped area along the coastal plain. Treed/wooded boundaries obscure views of Goring-by-Sea to leave a largely rural outlook.	Adjacent to historic Goring Hall to the north.	Forms part of the wider setting to the undeveloped coastline and English Channel and the immediate southern setting to Goring Hall.	Playing fields within eastern half has high public usage. Western half is visually accessible from the south, but has no formal public access.	Relatively tranquil and intimate due to boundary vegetation which obscures nearby settlement and activity.	SUBSTANTIAL



Green Infrastructure

Landscape

5.72 Key considerations should include (see plan left):

1. Maintain undeveloped landscape as part of effective separate between Goring-by-Sea and Ferring, maintaining visual link uninterrupted by development between the coastline and the South Downs National Park.
2. Maintain and enhance internal boundary hedges and trees to Zone B, whilst maintaining open visual dimension of the gap within Zone A.
3. Protect the boundary to The Plantation to the east.
4. Protect the boundary to the Oak avenue to the north.

Ecology

5.73 Features of local value should be retained and where appropriate enhanced through management and complimentary habitat creation. Ways in which this could be achieved include:

- Enhancement of the existing pond through appropriate management and planting. This could include measure such as desilting, removal of debris from within the pond, removal/coppicing of shading vegetation, and establishment of aquatic and marginal plant species within the water and around the pond's margins;
- Establishment of species-rich scrub, rough and meadow grassland along woodland edges to create 'ecotone' habitats noted for their ability to support a high diversity of species;
- Strengthening of the wildlife corridor network through appropriate management and complimentary planting to enhance existing features, and creation of new linear semi-natural habitats such as species-rich hedgerows and treelines. This could include new scrub and tree planting along the western site boundary.
- Creation of a range of habitats with high wildlife interest within areas of public open space such as species-rich grassland, native scrub, hedgerows, woodland and wetlands.
- Creation of new opportunities for roosting bats and nesting birds through provision of bird and bat boxes on existing trees and new buildings.
- Use native species typical of the local area in landscape planting where appropriate to do so. Where possible these should be sourced from stock of local provenance.
- Prioritising the use of plants which benefit native wildlife within formal landscaping schemes, including nectar- and pollen-rich and fruit- and nut-producing species.

SITE 5: CHATSMORE FARM

Landscape Structure

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

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

Landscape Character

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

Settlement Pattern

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

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

Ecology Summary (see Appendix A for full summary)

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

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

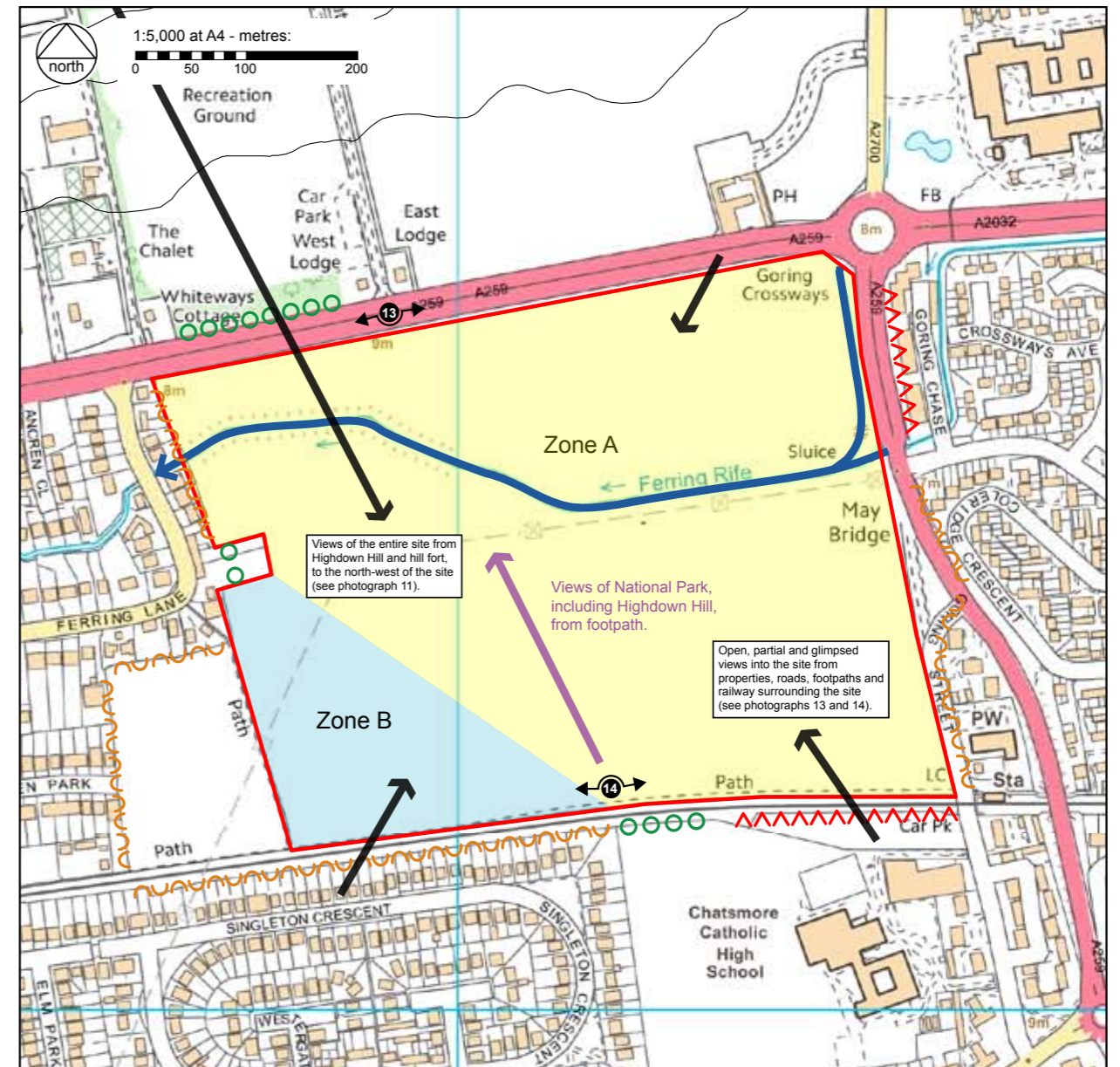
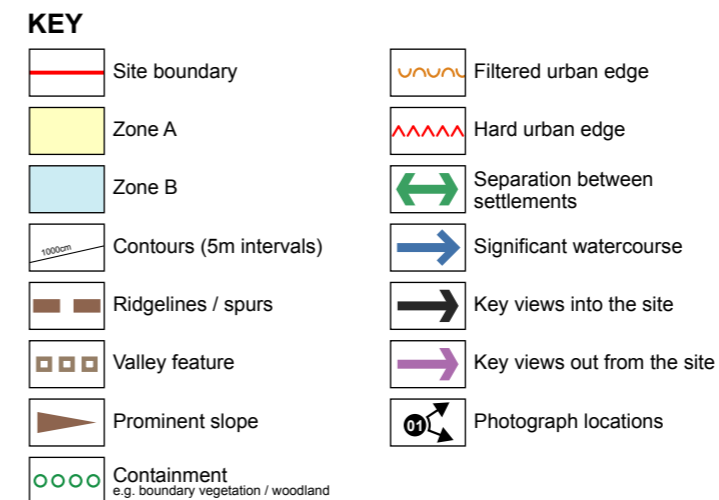


Figure 22: Site 5 Analysis



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

Visual Assessment

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

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



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

Site 5: Chatsmore Farm (WB08152)



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



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



Continued from left. Looking south to west.

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

Dwellings off Ferring Lane to the west of the site

Highdown Hill

South Downs National Park

Ferring Rife

A259 road



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



Continued from left. Looking north to east.

Site 5 Zone A Sensitivity

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

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

Site 5 Zone B Sensitivity

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

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement	
							<small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>	
3	2	1	3	3	3	4	19	
Limited intact boundary features, but recorded by Natural England as grade 1 agricultural land.	The majority of the zone consists of habitats of negligible conservation interest.	Development of the zone would be 'infill' between surrounding housing, but would not result in the loss of the gap between Goring and Ferring.	Part of the wider separation between Goring and Ferring, but has a less prominent contribution than Zone A.	Provides an open aspect to surrounding settlement.	The zone is visible from Highdown Hill within the South Downs National Park, but is more contained than Zone A and forms a less prominent part of the visual separation between Goring and Ferring (see visual assessment).	Potential to recreate hedges along existing boundaries, and to plant new hedgerow and tree groups along the boundary with Zone A, to form a robust vegetated edge to settlement if the zone is developed.	MODERATE	

Site 5 Zone A Value

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

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
							23
Adjacent to the South Downs National Park to the north.	Adjacent to the Highdown Conservation Area and several listed buildings. The Environment Agency's Flood Zones 2 and 3 covers a significant portion of the site along Ferring Rife.	Visual connectivity with Highdown and the South Downs National Park to the north. The zone has a degree of distinctiveness locally in that it is part of one of the few open gaps in settlement along the coastal plain.	Borders southern extension of Highdown Conservation Area, on the other side of the A259.	Forms an undeveloped setting to the South Downs National Park.	Public footpaths along the southern boundary, with views of the National Park, and Goring railway station within close proximity to the south-east. Centre of the site, including along Ferring Rife, is used for dog walking.	Limited due to land use and surrounding human influence, but provides a relief to surrounding built up areas and open undeveloped views north towards the National Park.	SUBSTANTIAL

Site 5 Zone B Value

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

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
							22
Within close proximity of the South Downs National Park to the north.	Within close proximity of listed building to the north. The Environment Agency's Flood Zones 2 and 3 are also close to the north.	Visual connectivity with Highdown and the South Downs National Park to the north. The zone has a degree of distinctiveness locally in that it is part of one of the few open gaps in settlement along the coastal plain.	Close proximity to Highdown Conservation Area, on the other side of the A259.	Forms a part of an undeveloped setting to the South Downs National Park.	Public footpaths along the southern and western boundaries, with views of the National Park, and Goring railway station within close proximity to the east.	Limited due to land use and surrounding human influence, but provides a relief to surrounding built up areas and open undeveloped views north towards the National Park.	SUBSTANTIAL



Green Infrastructure

Landscape

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

Ecology

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

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SITE 6: CARAVAN CLUB, TITNORE WAY

Landscape Structure

- 5.93 A flat site underlain by clay, silt, sand and gravel. The site borders Titnore Road to the south, the West Worthing Tennis and Squash Club to the west, an area of woodland and lake to the north, and Site 7 to the east.
- 5.94 The site is ringed by mature trees up to around 25m high and internally there are well maintained tree groups. The majority of the site consists of mown grass with areas of hard standing for touring caravans, link roads and small facilities buildings. At the site entrance is a small car park and reception, and a section of close board fence and gate adjoining Titnore Road.

Landscape Character

- 5.95 The Site is located in the 'Angmering Upper Coastal Plain' county character area (area SC12), and the 'Durrington Upper Coastal Plain' local landscape character area, which, with semi-open fields and network of hedgerows, forms a transition between the open coastal plain to the south and the more intimate wooded downs to the north. Occupied by caravans and associated facilities, the site has the character of a recreational site.

Settlement Pattern

- 5.96 The site is on the western edge of the Built Up Area of Worthing. Development to the south of the site began to reach its current extent during the 1980s, and more recently, development has extended westwards to Fulbeck Avenue to the east of the site. Worthing is continuing to expand to the north-east of the site at West Durrington. The Built Up Area of Worthing extends slightly further west of the site, but is limited to Titnore Road. Although the Tennis and Squash Club to the west of the site is outside of the Build Up Area boundary, and there is intervening woodland to the north, the site is now effectively surrounded by development.
- 5.97 Development of the site would form a logical inclusion within the current settlement pattern and would not contribute to coalescence with any other settlement.

Ecology Summary (see Appendix A for full summary)

- 5.98 The site is dominated by habitats of negligible/less than local ecological interest in their own right including species-poor and amenity grassland, hardstanding, buildings and non-native trees.
- 5.99 The habitats of greatest value associated with the site are those forming part of Titnore & Goring Woods Complex SNCI, including ancient woodland, treelines and scrub bordering northern and western site boundaries, considered to be of borough/district value.
- 5.100 The habitat of greatest value within the site itself is the woodland on the south-eastern site margin. Although dominated by non-native species, the woodland provides opportunities for a range of species and forms a habitat corridor suitable for the movement of wildlife through the local area and is therefore considered of moderate local value. Scrub lines along the southern and eastern boundaries also contribute to the network of linear habitats around the site and are therefore considered in combination to be of low local value. Native early-mature/mature scattered trees within the site are considered to be of low local value as they significantly enhance the ecological interest of the site, providing opportunities for a range of wildlife and compliment other wooded habitats surrounding the site.

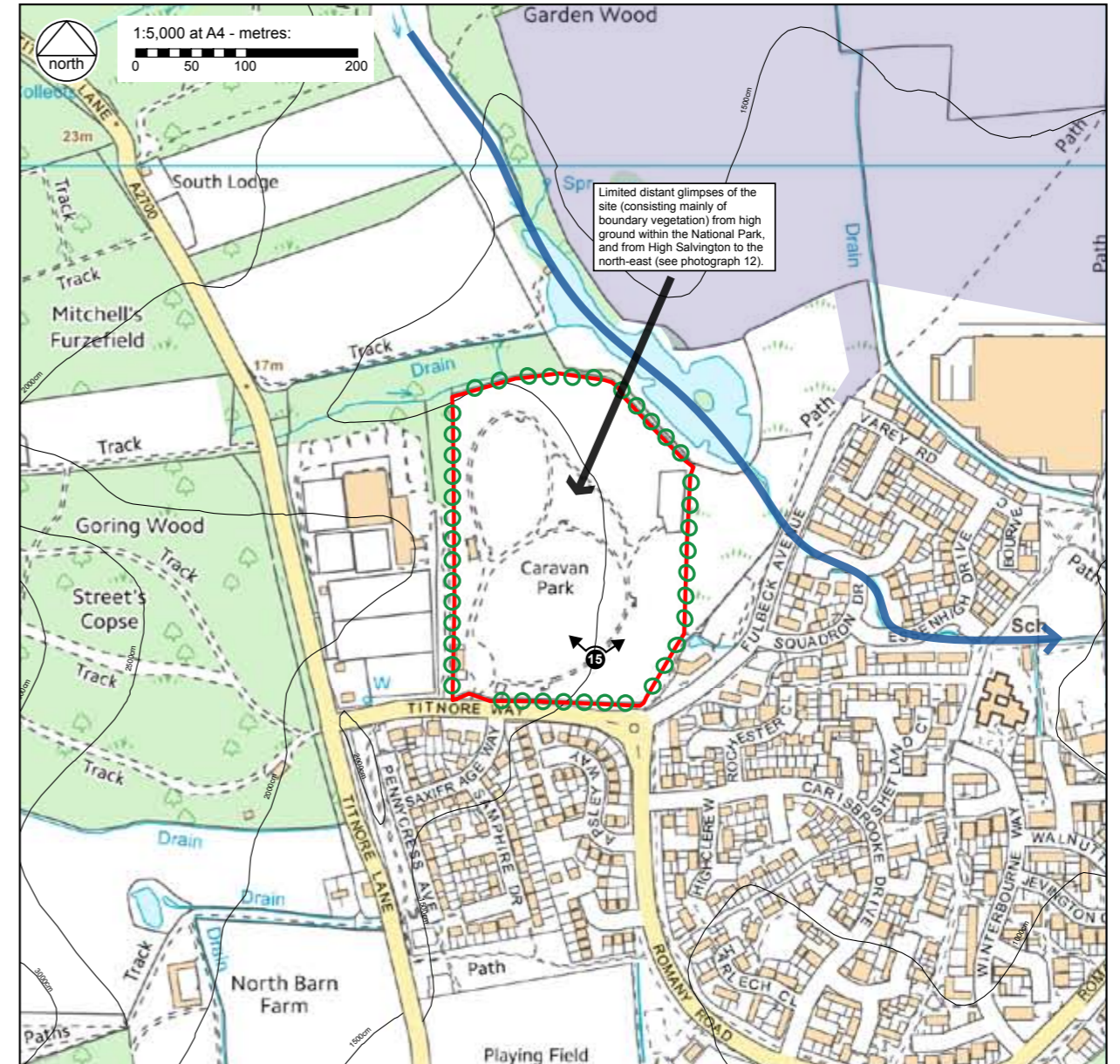


Figure 23: Site 6 Analysis

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KEY

Site boundary	Strategic Allocation currently under construction
Contours (5m intervals)	Separation between settlements
Ridgelines / spurs	Significant watercourse
Valley feature	Key views into the site
Prominent slope	Photograph locations
Containment e.g. boundary vegetation / woodland	
Filtered urban edge	
Hard urban edge	

Visual Assessment

- 5.101 The site is well enclosed by the mature trees which surround the site (see photograph 15). The tree tops along the boundary are visible from higher ground within the South Downs National Park, and High Salvington, to the north-east (see photograph 12), but form a small part of the wider view and are assimilated into the tree cover to the west. At closer range, there are glimpses into the site from Titnore Way through the site entrance.
- 5.102 The visual sensitivity of the site is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on page 59.



Photograph 15 (Site 6) Looking north.



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

Site 6 Sensitivity

5.103 Each element of the sensitivity assessment for Site 6, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/ pattern	Contribution to separation between settlements	Contribution to setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	1	1	2	2	2	14
Well maintained boundary trees and internal tree groups. Recorded as grade 3 agricultural land.	The majority of the site consists of habitats of negligible/ less than local ecological interest in their own right. However, woodland on the south-eastern site margins is considered to be of moderate local value.	Once the West Durrington Strategic Allocation has been constructed to the north, the site would form a logical inclusion within the settlement pattern.	Site forms no visual or physical separation between settlements.	Site is contained and inward looking. Provides treed backdrop, but will be surrounded by development and the sports ground once the West Durrington Strategic Allocation has been completed.	Limited distant views from the National Park, consisting of tree tops around the boundary (see visual assessment above for more detail).	Retain and reinforce boundary and internal trees.	SLIGHT

Site 6 Value

5.104 Each element of the value assessment for Site 6, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/ literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/ locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall landscape value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	3	2	1	1	4	2	15
Separated from National Park by sports ground to the west.	Adjoins the Titmore and Goring Woods Site of Nature Conservation Interest, and ancient woodland, to the north.	Unremarkable municipal caravan park, although mature boundary trees have a degree of appeal.	None identified.	Separated from the National Park by sports facilities to the west, with no significant contribution to the setting of the National Park to the north or west.	Valued touring caravan facility.	A degree of peacefulness, but scenic quality, tranquillity and the sense of remoteness all very limited by internal land use including caravans and associated facilities.	MODERATE



Potential Green Infrastructure and Mitigation Landscape

5.105 Key considerations should include (see plan left):

1. Retain and enhance boundary vegetation, to maintain self-containment, and limit views of the site locally and from the National Park.
2. Maintain approximately 15m stand-off to ancient woodland.
3. Maintain open space buffer to lake.
4. Incorporate internal tree groups into open space design.

Ecology

5.106 Any development proposals for the site should seek to maintain the integrity of habitats associated with the Titnore & Goring Woods Complex SNCI bordering the site to the north and west through the maintenance of suitable vegetated buffers, connective habitat with the wider, and implementation of measures to minimise potential adverse indirect effects of development including artificial lighting and recreational pressure. Furthermore, development should also seek to retain features of local value within the site and where appropriate enhance these features and the wider site through management and complimentary habitat creation. Ways in which this could be achieved include:

- Establishing new native trees, species-rich scrub, rough and meadow grassland along SNCI/ Ancient Woodland buffers to create 'ecotone' habitats noted for their ability to support a high diversity of species;
- Strengthening of the wildlife corridor network through appropriate management and complimentary planting to enhance existing features, and creation of new linear semi-natural habitats such as species-rich hedgerows and treelines.
- Creation of a range of habitats with high wildlife interest within areas of public open space such as species-rich grassland, native scrub and hedgerows.
- Creation of wetland habitats such as ponds and swales in conjunction with SuDS proposals.
- Creation of new opportunities for roosting bats and nesting birds through provision of bird and bat boxes on existing trees and new buildings.
- Use native species typical of the local area in landscape planting where appropriate to do so. Where possible these should be sourced from stock of local provenance.
- Prioritising the use of plants which benefit native wildlife within formal landscaping schemes, including nectar- and pollen-rich and fruit- and nut-producing species.

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SITE 7: WEST OF FULBECK AVENUE

Landscape Structure

5.107 A relatively small, flat site underlain by clay, silt, sand and gravel. The site borders West Durrington Strategic Development to the north and north-east, Fulbeck Avenue and recently constructed dwellings to the east, and Titnore Way Caravan Club to the west. A lake is situated to the north-west of the site, with a stream flowing from the lake and through the southern half of the site.

5.108 The southern part of the site (Zone A) consists of rough, overgrown, grassland and scrub. The northern part of the site (Zone B) consists of a small area of woodland.

5.109 Along the south-western boundary is a belt of mature trees up to around 25m high (located within the adjacent caravan park), and along the south-eastern boundary are tall scrub and trees.

Landscape Character

5.110 The Site is located in the 'Angmering Upper Coastal Plain' county character area (area SC12), and the 'Durrington Upper Coastal Plain' local landscape character area, which, with its semi-open fields and network of hedgerows, forms a transition between the open coastal plain to the south and the more intimate wooded downs to the north. With its overgrown vegetation and littering, the southern part of the site has a wasteland appearance.

Settlement Pattern

5.111 The site is within the western edge of the Built Up Area boundary of Worthing. Recent development along Fulbeck Avenue and the West Durrington Strategic Allocation to the north have resulted in the site being surrounded by development to the north, east and south. The site borders an open area occupied by the caravan club to the west (Site 6), but south of the caravan club, the Built Up Area has extended east as far as Titnore Lane.

5.1112 Development of the site would form a logical inclusion within the current settlement pattern and would not contribute to coalescence with any other settlement.

Ecology Summary (see Appendix A for full summary)

5.113 The habitats of greatest value associated with the site include treelines and scrub bordering the north-western site boundary which form part of Titnore & Goring Woods Complex SNCI, considered overall to be of district value for wildlife.

5.114 The habitat of greatest value within the site itself is regenerated outgrown scrub with occasional mature trees in the northern half of the site. Although this habitat is not exceptionally diverse, is likely to be fairly recent in origin and represents a broad habitat type which is relatively abundant in the wider area, it does provide opportunities for a range of species and compliments other habitats nearby including the adjacent Titnore & Goring Woods Complex SNCI. This habitat is therefore considered of low local value for wildlife.

5.115 Although the short length of flowing drain within the site is considered of less than local value in its own right as it is very limited in extent and not particularly botanically diverse, it forms part of a linear aquatic habitat providing opportunities for the movement of wildlife though the local area which in its entirety is considered of moderate local value.

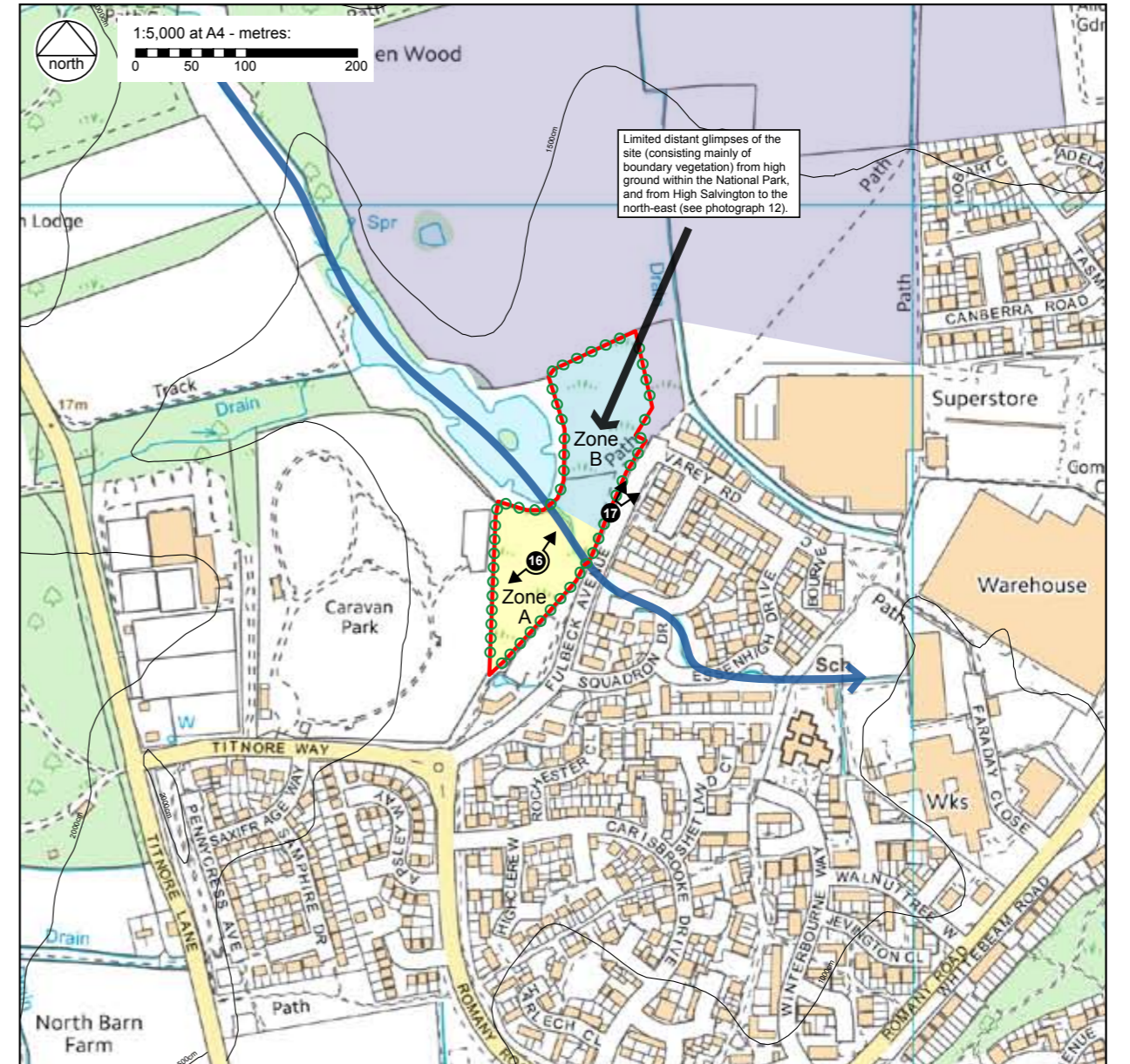
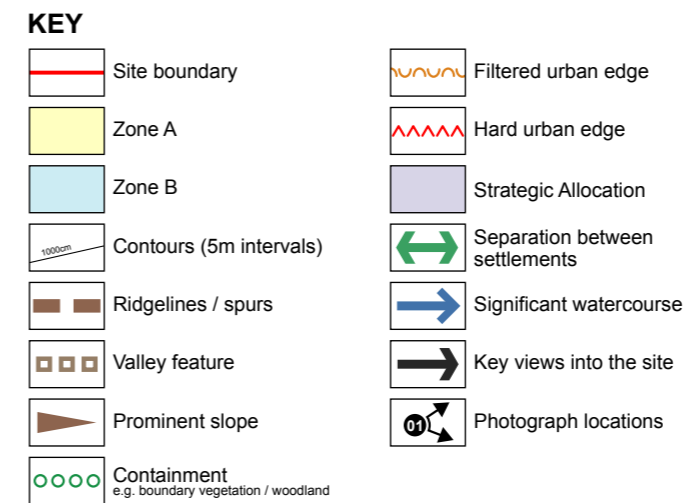


Figure 24: Site 7 Analysis



5.116 The remainder of habitats within the site, including scrub in the south of the site, and species-poor grassland and tall ruderal vegetation, provide opportunities for a range of species and similar ephemeral habitats are scarce in the wider landscape. They are however generally species-poor and relatively recently established so are considered of value within the context of the site only.

Visual Assessment

5.117 The woodland within Zone B, and the tree tops surrounding Zone A are visible from higher ground within the South Downs National Park, and High Salvington, to the north-east (see photograph 12), but form a small part of the wider view and are assimilated into the tree cover to the west. At closer range, the eastern edge of the site is visible from along Fulbeck Avenue and footpath 3114, and from nearby dwellings which have windows facing the site. To the north and west, the site is obscured by tree cover.

5.118 The visual sensitivity of **Zone A** is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on page 66.

5.119 The visual sensitivity of **Zone B** is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on page 66.



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

Site 7: West of Fulbeck Avenue (WB08183)

Edge of trees
within Zone B

Dwellings off Fullbeck
Avenue to the east
of the site



Photograph 16 (Site 7) Looking north-east to east. Continues right.

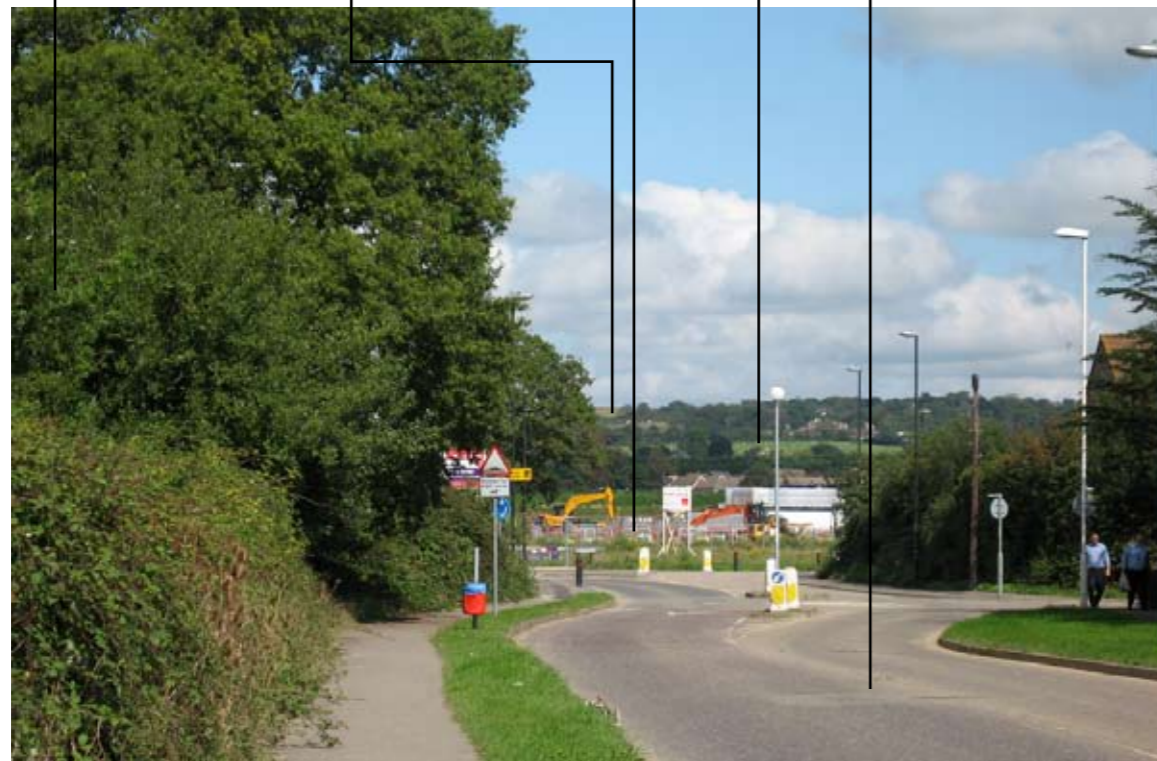
Vegetation along
eastern boundary
of Site 7 Zone B

South Downs
National
Park

West Durrington
Strategic Allocation
under construction

Site 8,
Zone A

Fulbeck
Avenue



Photograph 17 (Site 7 and 8) Looking north along Fulbeck Avenue

Dwellings off Fulbeck Avenue to the east of the site

Vegetation within the site

Recently constructed dwellings to the south of the site

Western boundary vegetation between Sites 6 and 7



Continued from left. Looking east to south.

Site 7 Zone A Sensitivity

5.120 Each element of the sensitivity assessment for Site 7 Zone A, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	2	1	1	1	3	3	13
Particularly overgrown. Has some intact boundary vegetation in places. Recorded as mainly grade 2 agricultural land.	Contains short length of stream which forms part of a linear aquatic habitat which in its entirety is considered of moderate local value.	Once the West Durrington Strategic Allocation has been constructed adjoining to the north, the zone would form a logical inclusion within the settlement pattern alongside existing settlement along Fulbeck Avenue.	Zone makes no contribution to the separation between significant areas of settlement.	Overgrown scrubby area on the edge of existing settlement with limited distinctiveness. Provides treed backdrop in places, but will be surrounded by development and the adjacent caravan park once the West Durrington Strategic Allocation has been completed.	Limited distant views, visible at close range from Fulbeck Avenue (see visual assessment above for more detail).	Potential for planting and improved management along boundaries.	SLIGHT

Site 7 Zone B Sensitivity

5.121 Each element of the sensitivity assessment for Site 7 Zone B, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	1	1	2	3	2	15
Area of mature shrub and establishing trees.	Low local value, but borders habitats of district value for wildlife to the north.	Once the West Durrington Strategic Allocation has been constructed adjoining the site to the north, the site would form a logical inclusion within the settlement pattern alongside existing settlement along Fulbeck Avenue.	Zone makes no contribution to the separation between significant areas of settlement.	Zone forms eastern extent of woodland to the west, which softens settlement adjacent to the east, and provides a degree of rurality to the surrounding landscape.	Trees are identifiable from the South Downs National Park, and are seen in association with further woodland to the west, and in contrast to development to the east (see visual assessment above for more detail).	Clear invasive species, allow trees to mature, and plant complementary species where appropriate, to produce attractive woodland as a visual and recreational resource to surrounding development.	MODERATE

Site 7 Zone A Value

5.122 Each element of the value assessment for Site 7 Zone A, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall landscape value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	3	2	1	1	2	2	13
Separated from the South Downs National Park by the caravan club and an area of sports facilities to the west.	Adjoins the Titmore and Goring Woods Site of Nature Conservation Interest to the north-west. Flood zone is within close proximity to the south-east.	Unremarkable area of scrub and grassland.	None identified.	Small area including some tree cover, but has limited contribution to the setting of the National Park.	Borders public footpath 3114 along its eastern edge.	Overgrown nature and boundary trees provide a degree of intimacy, but scenic beauty, and the sense of tranquillity and remoteness are limited due to view of housing beyond.	SLIGHT

Site 7 Zone B Value

5.123 Each element of the value assessment for Site 7 Zone B, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall landscape value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
2	3	3	1	2	2	2	15
Separated from the South Downs National Park by lake and woodland to the west.	Adjoins the Titmore and Goring Woods Site of Nature Conservation Interest to the west. Flood zone is within close proximity to the south-east.	Maturing trees have a degree of appeal and offer interest to surrounding existing and future development.	None identified.	Tree cover visible from the South Downs National Park, forming eastern extent of wooded area with the southern setting to the National Park.	Borders public footpath 3114 along its eastern edge.	Tree cover provides relief from adjacent development, but tranquility and the sense of remoteness are limited.	MODERATE



Potential Green Infrastructure and Mitigation

Landscape

5.124 Key considerations should include (see plan left):

1. Retain and enhance northern area of woodland as a feature between the site and the West Durrington Allocation, and to limit views of the site from the National Park to the north.
2. Incorporate watercourse within open space design.
3. Enhance boundary vegetation.
4. Maintain buffer to lake.

Ecology

5.125 Any development proposals at the site should seek to maintain the integrity of habitats associated with non-statutory designated areas bordering the site to the north-west, through the maintenance of suitable vegetated buffers and implementation of measures to minimise potential adverse indirect effects of development including artificial lighting and recreational pressure. Furthermore, development should also seek to retain features of local value within the site and where appropriate enhance these features and the wider site through management and complimentary habitat creation. Opportunities for wildlife provided by habitats of site value lost through development should be replaced through provision of new and enhanced opportunities elsewhere within the site. Ways in which this could be achieved include:

- Establishing new native trees, species-rich scrub, rough and species-rich meadow grassland along SNCI buffers to create 'ecotone' habitats noted for their ability to support a high diversity of species;
- Retention and sensitive management of northern area of scrub to maximise its value for wildlife and maintain 'ecotone' habitats to complement the adjacent SNCI;
- Strengthening of the wildlife corridor network through appropriate management of boundary scrub, complimentary planting to enhance existing features, and creation of new linear semi-natural habitats such as species-rich hedgerows and treelines.
- Creation of a range of habitats with high wildlife interest within areas of public open space such as species-rich grassland, native scrub, trees and hedgerows.
- Creation of wetland habitats such as ponds and swales in conjunction with SuDS proposals.
- Creation of new opportunities for roosting bats and nesting birds through provision of bird and bat boxes on existing trees and new buildings.
- Use native species typical of the local area in landscape planting where appropriate to do so. Where possible these should be sourced from stock of local provenance.
- Prioritising the use of plants which benefit native wildlife within formal landscaping schemes, including nectar- and pollen-rich and fruit- and nut-producing species.

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SITE 8: NORTH OF WEST DURRINGTON

Landscape Structure

- 5.126 The majority of the site consists mainly of a relatively large pastoral field (Zones A and B). A smaller area of enclosed paddocks, associated with adjacent dwellings (Zone C), is located to the east adjacent to existing settlement.
- 5.127 **Zone A and Zone B** are formed by a flat field underlain by clay, silt, sand and gravel, which is currently used for sheep grazing, in addition, a smaller triangular paddock is included at the western edge of Zone A, and there is a small pond in the southern corner. Zone A is bordered by the South Downs National Park to the north and west, and the A27 roads runs along the northern boundary. The West Durrington Strategic Allocation adjoins the southern edge of Zone B and the southern corner of Zone A.
- 5.128 The perimeter of the main field is bounded by hedges of varying quality. Along the northern boundary between the site and the A27 road is an established hedge, continuous except for a gap for access. There is an outgrown hedge along Forest Lane to the west, and there is a hedge, length of scrub and small group of mature trees along the southern boundary.
- 5.129 **Zone C** consists of two small pastoral fields currently used for cattle grazing, which are relatively flat and mainly underlain by chalk. The South Downs National Park is on the opposite side of the A27, which borders the zone along its north-eastern edge. The zone borders the West Durrington Strategic Allocation to the south, the existing settlement of Durrington to the east, and a small group of dwellings, including the Coach and Horses public house, to the north-west.
- 5.130 Along the southern boundary is a belt of tress and scrub. Hedges and trees also line the northern, east and western boundaries, but with occasional gaps in tree cover. There is a gappy line of trees and shrubs along the northern boundary along the A27. Internally, the two fields are divided by an outgrown hedge and mature trees.

Landscape Character

- 5.131 The site is located in the 'Angmering Upper Coastal Plain' county character area (area SC12), and the 'Durrington Upper Coastal Plain', which, with its semi-open fields and network of hedgerows, forms a transition between the open coastal plain to the south and the more intimate wooded downs to the north. Zone C has a degree of intimacy itself due to its small scale enclosed by boundary vegetation.

Settlement Pattern

- 5.132 Under construction at the time of this study, the West Durrington Strategic Allocation has extended the Built Up Area of Worthing out from West Durrington in a westerly direction to meet the National Park boundary. The Built Up Area extends north to the A27 and includes the whole of Site 8. Zones B and C would form a logical inclusion within the settlement pattern adjoining the settlement edge to the south and east.
- 5.133 However, Zone A is visually related to the open countryside to the north and west, as part of a continuum of undeveloped land between Highdown Hill and the National Park to the north. Zone A also separates the western edge of Worthing from Castle Goring Conservation Area to the west, preventing coalescence between the two, as well as helping to prevent the settlement pattern of

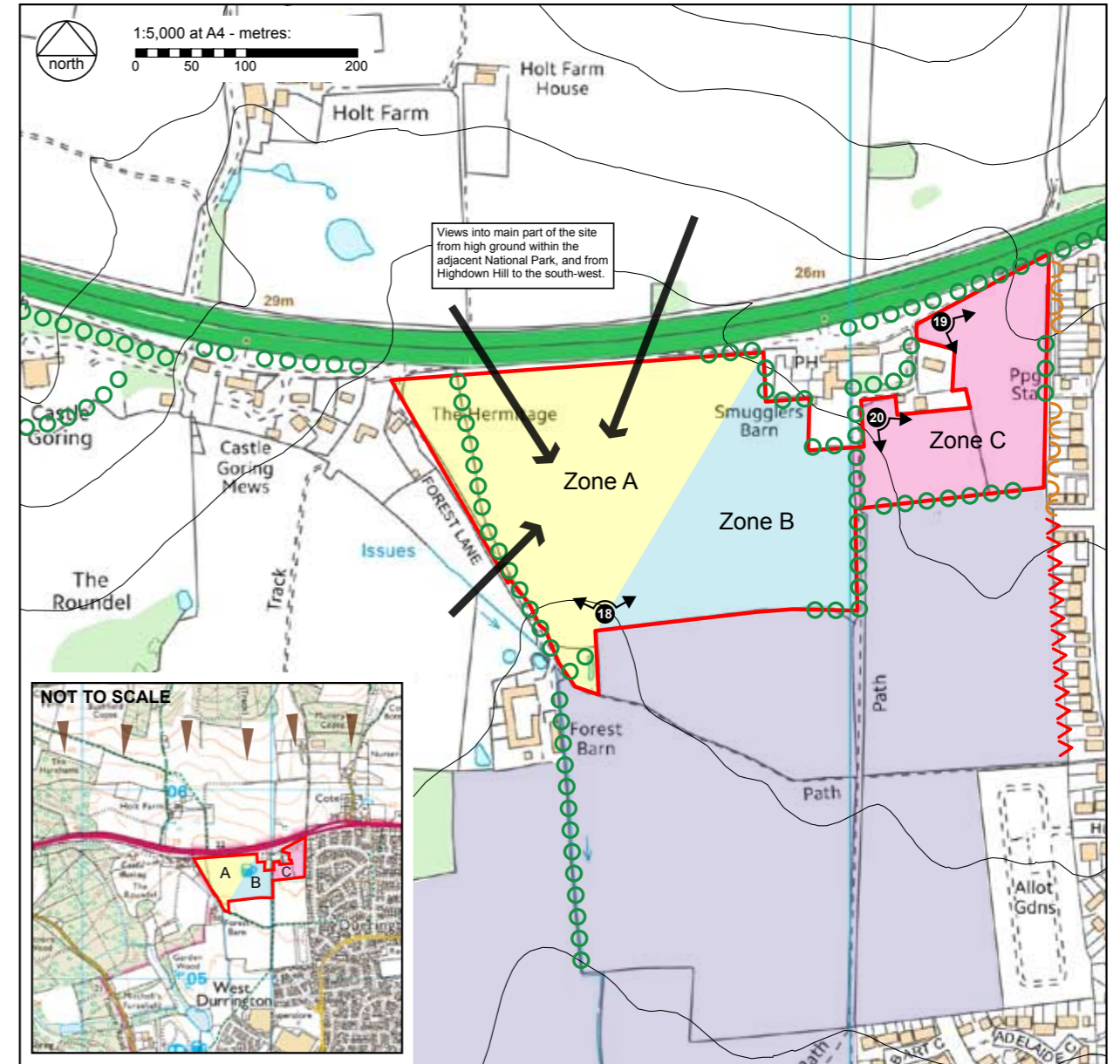


Figure 25: Site 8 Analysis

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

Worthing from penetrating into the wider open countryside to the west.

Ecology Summary (see Appendix A for full summary)

- 5.134 The habitat of greatest value within the site is the pond in the south-west of the site, which although is not considered to represent a high quality aquatic standing water habitat, it contributes to a network of ponds in the local area and provides opportunities for a range of wildlife. The pond is therefore considered of moderate local value for wildlife.
- 5.135 Although linear vegetative features within and bordering the site, including hedgerows/scrub lines, strips of woodland, scattered mature trees and the wet ditch, are likely to be of less than local value in their own right, they do however provide suitable opportunities for movement of wildlife and compliment habitats in the wider area so are considered in combination to be of moderate local wildlife value.
- 5.136 The remainder of habitats within and bordering the site, including grassland ley and species-poor semi-improved grassland which dominate the site and ruderal vegetation, are considered of negligible/ less than local conservation interest in their own right.

Visual Assessment

- 5.137 **Zone A** is visible from the South Downs National Park to the north, including from high ground to the west of High Salvington (see photograph 12) and from footpath 2303 to the north-west. The western part of the field which forms the majority of Zone A, is also visible in north-easterly views from Highdown Hill, and forms part of the continuum of undeveloped countryside visible between Highdown Hill and the National park to the north.
- 5.138 At closer range, the zone can be seen from the A27, footpaths 3174 and 3127/2 which run to the south-east and west, and from the Coach and Horses public house adjacent to the north-east corner of the zone. The zone is also visible from adjacent fields through gaps in boundary vegetation, including the fields to the south which are part of the West Durrington Strategic Allocation. The zone is obscured in views from Castle Goring by intervening vegetation.
- 5.139 The visual sensitivity of **Zone A** is judged to be **Substantial**. This rating feeds into the overall sensitivity assessment table on page 75.
- 5.140 **Zone B** is less visible from the National Park than Zone A, given the position of Zone B between the group of dwellings which include the Coach and Horses Public House to the north-east, and the West Durrington Strategic Allocation to the south. Where visible from the north-west, including from footpath 2303, the West Durrington Strategic Allocation forms a backdrop to eastern part of the field which forms Zone B, with tall buildings within the built up area of Worthing and the English Channel visible on the horizon.
- 5.141 Zone B is also visible at closer range from footpaths 3174 and 3127/2 and adjacent fields through gaps in boundary vegetation, including from the West Durrington Strategic Allocation. The zone is obscured in views from Castle Goring by intervening vegetation.
- 5.142 The visual sensitivity of **Zone B** is judged to be **Moderate**. This rating feeds into the overall sensitivity assessment table on page 75.

- 5.143 **Zone C** is relatively well screened from surrounding viewpoints by surrounding vegetation. The boundary vegetation is detectable from higher ground within the South Downs National Park, but the views from the National Park into the fields are limited to minor glimpses through gaps in the northern boundary.
- 5.144 Outside the National Park, there are views into Zone C from a limited number of properties to the east of the zone through gaps in tree cover (see photograph 19), from the adjacent dwellings which overlook the zone to the north-west, and glimpses from footpath 3114 which runs along the western end of Zone B. The belt of trees and shrubs along the southern boundary provides screening from the West Durrington Strategic Allocation to the south, although the height of vegetative cover varies.
- 5.145 The visual sensitivity of **Zone C** is judged to be **Slight**. This rating feeds into the overall sensitivity assessment table on page 76.

Site 8: North of West Durrington (WB08037)



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



Photograph 18 (Site 8, Zone A) Looking west to north. Continues right.

Northern boundary
vegetation along A27 road

South Downs National Park

The Coach and Horses
public house



Continued from left. Looking north to north-east.

Site 8: North of West Durrington (WB08037)

Dwellings off
Loddon Close along
eastern site boundary



Photograph 19 (Site 8, Zone C) Looking south-east.

Southern boundary vegetation adjacent to
West Durrington Strategic Allocation



Photograph 20 (Site 8, Zone C) Looking south-east.

Site 8 Zone A Sensitivity

5.146 Each element of the sensitivity assessment for Site 8 Zone A, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	3	3	4	4	4	2	23
Grazed pasture, with site boundaries part of the local hedgerow network. Recorded as grade 2 agricultural land.	The pond in southern corner contributes to a network of ponds in the local area and is considered of moderate local value for wildlife. Linear vegetative features within and bordering the site have moderate local wildlife value, when considered in combination with the local habitat network.	Seen as part of the wider countryside.	Rural setting forming part of the gap between West Durrington and the Castle Goring Conservation Area.	Part of the rural hedgeline farmland of the upper coastal plain. Intervisibility with the National Park to the north.	The Zone is visible from high ground within the South Downs National Park to the north and from Highdown Hill to the south, and forms part of the continuum of undeveloped land in views between the two. Visible at closer range from adjacent footpaths and fields (see visual assessment above for more detail).	Retain as open space. Improve hedges through additional planting and improved management to conserve what is left of the local upper coastal plain hedgerow network. Potential for new planting along eastern edge of this zone to form robust settlement edge if central zone is developed.	SUBSTANTIAL

Site 8 Zone B Sensitivity

5.147 Each element of the sensitivity assessment for Site 8 Zone B, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	1	1	2	3	2	14
Grazed pasture. Site boundaries part of the local hedgerow network, although a number of breaks/gaps. Recorded as grade 2 agricultural land.	Linear vegetative features within and bordering the site have moderate local wildlife value, when considered in combination with the local habitat network.	Once the West Durrington Strategic Allocation has been constructed adjoining the zone to south, the majority of the zone would form a logical extension to the settlement pattern.	Zone has no significant contribution to the separation between significant areas of settlement, or the Castle Goring Conservation Area.	Part of the rural farmland of the upper coastal plain, will be isolated between the A27 and the West Durrington Strategic Allocation.	The Zone is glimpsed from high ground within the South Downs National Park to the north and at closer range from adjacent footpaths and fields (see visual assessment above for more detail).	Strengthen hedgerows along boundaries through additional planting and improved management to conserve what is left of the local upper coastal plain hedgerow network. Potential for new woodland and hedge planting along western edge of this zone to form robust settlement edge if developed.	SLIGHT

Site 8 Zone C Sensitivity

5.148 Each element of the sensitivity assessment for Site 8 Zone C, and an overall judgement based on a 5 point scale, are set out below.

Inherent Landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	1	1	2	2	2	13
Site boundaries part of the local hedgerow network, although a number of breaks/gaps. Recorded as grade 2 agricultural land.	Linear vegetative features within and bordering the site have moderate local wildlife value, when considered in combination with the local habitat network.	The West Durrington Strategic Allocation adjoins the zone to south, and the zone would form a logical inclusion within the settlement pattern.	Site forms no visual or physical separation between settlements.	Small part of the rural farmland of the upper coastal plain, although isolated between the A27, existing dwellings and future development within the West Durrington Strategic Allocation adjacent to the south.	Limited distant views, but close range views through gaps in tree cover from adjacent vantage points, including footpath 3114 (see visual assessment above for more detail).	Strengthen hedgerows along boundaries through additional planting and improved management to conserve what is left of the local upper coastal plain hedgerow network.	SLIGHT

Site 8 Zone A Value

5.149 Each element of the value assessment for Site 8 Zone A, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	3	3	2	3	2	3	20
Adjacent to South Downs National Park to the north and south.	Part of the agricultural setting to the Castle Goring Conservation Area with its listed buildings to the west, and close to listed buildings to the north-east. Within 200m of the Titnore and Goring Woods Site of Nature Conservation Interest to the south-west.	Pastoral farmland typical of the upper coastal plain.	Within the local vicinity of Castle Goring.	Part of undeveloped southern setting to the South Downs National Park. Forms the eastern setting to Castle Goring Conservation Area.	Borders public footpath to the west.	Pleasant pastoral landscape, but tranquillity and the sense of remoteness are influenced by the adjacent A27.	MODERATE

Site 8 Zone B Value

5.150 Each element of the value assessment for Site 8 Zone B, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
							16
Northern corner of the zone is near to South Downs National Park on the other side of the A27 to the north.	Within 200m of the Titnore and Goring Woods Site of Nature Conservation Interest to the south-west.	Pastoral farmland typical of the upper coastal plain.	None identified.	A small part of undeveloped southern setting to the South Downs National Park.	Borders public footpath to the east.	Tranquillity and the sense of remoteness are limited by adjacent A27 and construction of the West Durrington Strategic Allocation to the south.	MODERATE

Site 8 Zone C Value

5.151 Each element of the value assessment for Site 8 Zone C, and an overall judgement based on a 5 point scale, are set out below.

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
							14
The north-east corner of the zone is near the South Downs National Park on the other side of the A27.	Close to listed buildings to the north-east. Within 500m of the Titnore and Goring Woods Site of Nature Conservation Interest to the south-west, and The Sanctuary Site of Nature Conservation Interest to the north-east.	Pastoral fields/paddocks of limited distinctiveness.	None identified.	A small, isolated, part of undeveloped southern setting to the South Downs National Park.	No public access, but borders public footpath along its western edge.	Scenic beauty, tranquillity and the sense of remoteness are limited due land use, adjacent A27, existing houses to the east, and the West Durrington Strategic Development to the south.	SLIGHT



Potential Green Infrastructure and Mitigation

Landscape

5.152 Key considerations should include (see plan left):

1. Retain field/open space to the west as part of continuum of undeveloped countryside visible between Highdown Hill and the South Downs National Park to the north, and as a buffer to Castle Goring and the National Park.
2. Plant new hedgerow and groups of trees between western and central parts of the site to form new settlement edge.
3. Strengthen planting along boundary with A27, whilst maintaining intervisibility with the National Park and Highdown Hill from the main body of Zone A.
4. Retain and enhance boundary vegetation within eastern part of the site.

Ecology

5.154 Any development proposals for the site should seek to retain features of local value and where appropriate enhance these features and the wider site through management and complimentary habitat creation. Ways in which this could be achieved include:

- Management to enhance the value of the existing pond including measures such as clearance of silt, twigs and leaf litter from within the pond, reduction of shading vegetation and establishment of aquatic and marginal plant species within the water and around the pond margins.
- Enhancement of existing hedgerows/linear scrub habitats along field boundaries through selective clearance of Bramble, infilling using a species-rich mix of native shrubs and trees, and appropriate long-term management.
- Use of native species-rich hedgerow, scrub and tree planting as boundary features to further enhance habitat connectivity across the site and complement existing habitats.
- Creation of a range of habitats with high wildlife interest within areas of public open space such as species-rich grassland, native scrub and tree planting.
- Creation of new wetland habitats such as ponds, swales and reedbeds in conjunction with SuDS proposals.
- Creation of new opportunities for nesting birds and roosting bats through provision of bird and bat boxes on existing trees and new buildings.
- Use of native species typical of the local area in landscape planting where appropriate to do so. Where possible these should be sourced from stock of local provenance.
- Prioritising the use of plants which benefit native wildlife within formal landscaping schemes, including nectar- and pollen-rich and fruit- and nut-producing species.

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6. SUITABILITY FOR DEVELOPMENT

6.1 The overall landscape, visual and ecological suitability for development of each site or zone has been determined by combining the sensitivity and value ratings derived from the tabulated assessments set out in section 5. Sites with a higher sensitivity and/or value have a lower suitability for development than sites with lower sensitivity and/or value.

6.2 Using the matrix below, the suitability of each site or zone is set out in the following table and indicated on Figure 26.

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

6.3 Sites 3B, 4A, 4B, 5A, 5B and 8A, which have major or substantial sensitivity and/or value, have negligible to low suitability for development in terms of landscape, visibility and/or ecology. Development in these areas would have a significant and detrimental effect on the character of the landscape as a whole and/or on separation between settlements, the setting to existing settlement or the South Downs National Park.

6.4 Sites 3A and 7B have moderate ratings of sensitivity and value, and are therefore considered to have Medium suitability for housing development. These sites are potentially suitable in landscape, visual and ecology terms for limited development proposals which would 'round off' a settlement or develop infill sites, but would need to demonstrate no adverse impacts on the setting to the National Park or the wider landscape, and should have regard for the setting and form of existing settlement and the character and sensitivity of the adjacent landscapes.

6.5 Sites 1, 2, 6 and 8B are identified as having Medium/High landscape, visual and ecology suitability for development. These sites could accommodate urban extensions and/or infill sites, due to their generally lower sensitivity or value, provided sensitive considerations are taken into account, in particular the setting to the South Downs National Park.

6.6 Sites 7A and 8C are less constrained areas with high suitability for development from a landscape, visual and ecology perspective, which could accommodate allocations of new development without significant detrimental effects on the character of the landscape as a whole provided the form of new development proposals are closely related to, and in scale with, existing adjacent settlement.

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

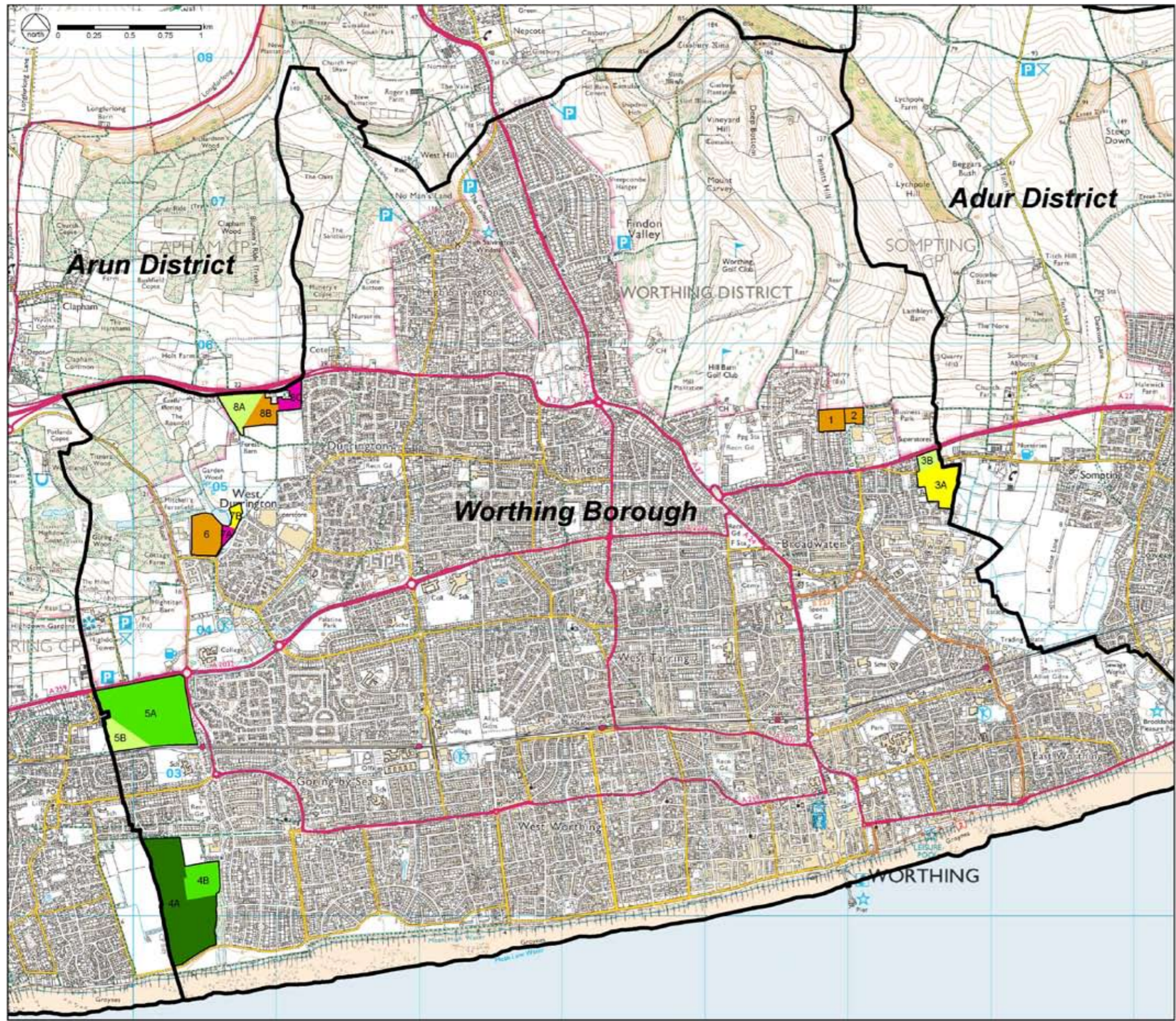


Figure 26
Suitability for Development

KEY

Borough and District boundaries

Greenfield Sites:

- 1 Land North of Beeches Avenue (WB08176)
- 2 Worthing United Football Club, Beeches Avenue (WB08162)
- 3 Land South of Upper Brighton Avenue (WB08063)
- 4 Goring - Ferring Gap (Land north-east of Amberley Drive) (WB088182)
- 5 Chatsmore Farm (Land South of Highdown) (WB08152)
- 6 Caravan Club, Titnore Way (WB08038)
- 7 Land West of Fulbeck Avenue (WB08183)
- 8 Land North of West Durrington Development (PFDA) (WB08037)

Landscape, Visual and Ecological Suitability for Housing Development:

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

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