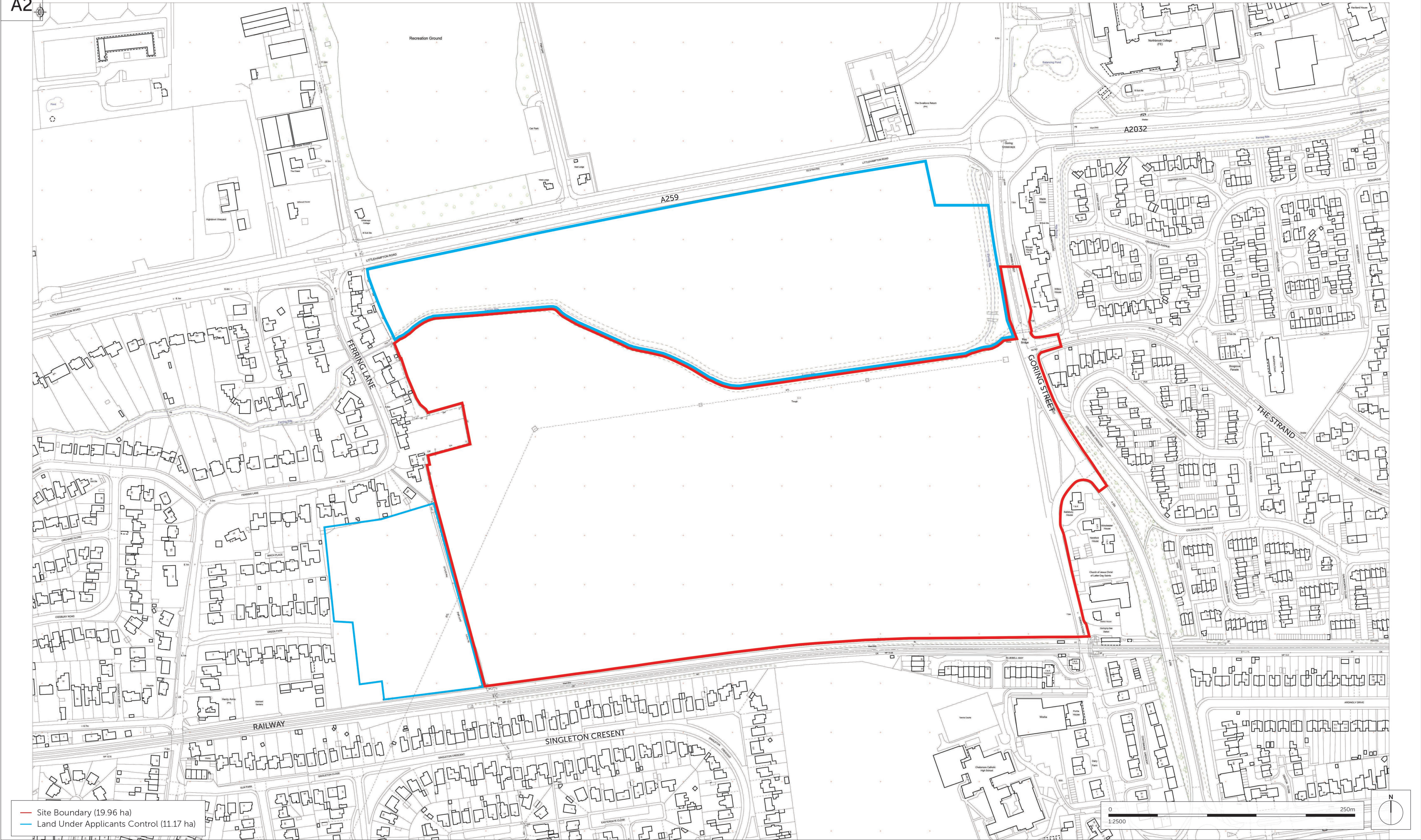


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Evidence Studies
Submission Draft Local Plan – March 2021

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Rev	Description
P1	Preliminary Issue
P2	Revised Redline
P3	Revised Redline
P4	Revised Redline
P5	Adjustment to Area Totals

Date	Au	Ch
03.02.20	PM/dr	--/--
12.02.20	PM/dr	--/--
29.06.20	MB/aa	MB/--
14.07.20	MB/aa	MB/--
15.07.20	MB/aa	MB/--

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Project

Goring Station

Drawing

Site Location Plan - 02

Client	PERSIMMON (THAMES VALLEY)				
Job no.	PERS190227PJ			Date	03.02.20
Dwg no.	SLP-02			Rev.	P5
Author	PM/dr	Checked	-/-	Scale	1:2500@A2
Status	PRELIMINARY			Office	Romsey
Client ref.	-				





Land North West of
Goring Station

Landscape and Visual Impact Assessment

Prepared by
CSA Environmental

on behalf of
Persimmon Homes
Thames Valley

Report No: CSA/2304/08

July 2020

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2304/08	-	19.12.18	CA	JJ	Draft
CSA/2304/08	A	20.04.20	CA	CS	Revised Draft
CSA/2304/08	B	22.07.20	CA	CS	Third Issue
CSA/2304/08	C	29.07.20	CA	CS	Fourth Issue



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EXECUTIVE SUMMARY

CSA Environmental has been involved in the promotion of the land north of Goring Station for several years, and has provided advice on landscape and visual matters, which has informed the preparation of the current outline planning application and Concept Masterplan. The proposals have developed as part of an iterative process, to ensure that the development responds sensitively to its location and surrounding context.

The Site is the subject of an outline planning application to Worthing Borough Council for the following:

'Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.'

The Site occupies an arable field which forms part of larger rectangular land parcel of farmland, which is surrounded on three sides by the built form of the adjoining settlements of Ferring and Worthing. The Site is not covered by any designations for landscape, ecology or heritage value, nor is it located within an identified gap within the adopted Worthing Development Plan. The South Downs National Park is located beyond Littlehampton Road, to the north of the Site.

The Site and the adjacent farmland are largely devoid of any significant landscape features, with the exception of the large drainage channel, Ferring Rife. It is heavily influenced by the proximity of residential development, highway infrastructure, the railway line and by the large lattice pylons that extend across it. The Site is assessed in this report as being at the lower end of medium landscape quality and medium landscape value. It is not a 'valued' landscape in respect of paragraph 170(a) of the NPPF.

In terms of landscape sensitivity, the Site is well related to surrounding urban development, and is of relatively low landscape and environmental quality. Landscape sensitivity to the proposed development was therefore assessed as medium.

This assessment informed the preparation of the Concept Masterplan and Landscape Strategy Plan. These plans show how a well-considered development can be delivered at the Site. The new homes will be set back behind an area of semi-natural open space which follows the route of Ferring Rife. The Landscape Strategy demonstrates that there are significant opportunities for environmental enhancements within the open spaces across the Site, including restoration of the former field hedgerow framework and new

tree and shrub planting, and species rich grassland creation. The development will also provide significant areas of publically accessible open space, which will benefit both new and existing residents.

The visual assessment found that in views from Littlehampton Road and public highways which border the Site, development will be seen within the context of existing built development, and set back behind farmland and open space.

In views from vantage points on Highdown Hill, the Site lies within the middle distance and forms part of a rectangular area of open land which lies within the low lying, settled coastal plain. In these views, the new housing will clearly relate to existing settlement on the coastal plain and can be delivered in a manner which respects the special qualities of seaward views from the National Park.

In terms of landscape effects, the assessment found that the proposals would result in the loss of an area of undistinguished farmland, which would be replaced by new homes and substantial areas of open space. Development in the location proposed would relate to the surrounding urban uses, and would be consistent with the surrounding settlement pattern. Despite some inter-visibility, landscape effects on the character of the rolling downland of the National Park will be very limited.

Draft policy SP5 of the emerging Worthing Local Plan, proposes the land at the Site, as part of a Local Green Gap which serves to prevent coalescence between the neighbouring settlements of Goring-by-Sea and Ferring. Draft Policy SP6, also proposes designating the Site as Local Green Space. However, the emerging Worthing Local Plan is in the early stages of preparation, and these policies have not been tested at Examination. Our assessment of the Site found that coalescence has already occurred to the south of the Site. Whilst development will extend onto land between the settlements, it can be accommodated in a manner which still retains a significant spatial break within the built up area. In terms of Draft policy SP6, the Site manifestly fails to meet the NPPF criteria for designation as Local Green Space.

This assessment concludes that development at the Site in the manner shown on the Concept Masterplan / Landscape Strategy, can be delivered in a manner which respects the character of the local landscape / townscape and sensitive views from the National Park. The proposals are for a well-considered development, and the new housing will be set within a framework of green infrastructure, including significant areas of new publically accessible open space.

1.0 INTRODUCTION

1.1 CSA Environmental has been instructed by Persimmon Homes Thames Valley to undertake a landscape and visual impact assessment of land to the north west of Goring Station, Goring-by-Sea (the 'Site'). The location and extent of the Site is shown on the Site Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.

1.2 The Site is the subject of an outline planning application for the following:

'Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.'

1.3 The Site occupies an arable field which forms part of larger rectangular parcel of farmland, which forms an indentation in the built form between the adjoining suburbs of Ferring and Worthing. These settlements have already merged to the south of the Site, beyond the railway line, so that they now read as one. To the north, beyond Littlehampton Road, is the South Downs National Park. The Site lies within the administrative area of Worthing Borough Council.

1.4 This report describes the existing landscape character and quality of the Site and its visual characteristics. It considers published landscape guidance and relevant landscape studies which have informed the Council's Evidence Base for the emerging Local Plan. The report describes the proposed development and any potential landscape or visual effects on the wider area.

1.5 This assessment has formed an integral part of the technical information which underpins the Concept Masterplan and Landscape Strategy. The plans show how a landscape led development can be delivered at the Site, which responds to the Site's location at the edge of the settlement, and to the adjoining townscape. The proposed housing will be set within a landscaped framework, and will deliver significant areas of publically accessible open space for the benefit of new and existing residents.

Methodology

1.6 To inform this assessment, the Site has been visited by suitably qualified and experienced Landscape Architects on several occasions between 2015 and 2020. The most recent Site visit was undertaken in July 2020. At the time of this visit, visibility was very good in near, middle and long distance views.

- 1.7 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential effects of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix K**.
- 1.8 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 SITE CONTEXT

Site Context

- 2.1 The Site occupies an irregularly shaped land parcel, comprising a single arable field indented into the urban area between the adjoining suburbs of Worthing and Ferring. It is bordered on three sides by built development, including the coastal railway line to the immediate south. A short distance to the north is Littlehampton Road (A259), a busy trunk road which links the urban areas along this stretch of the coast line. The Site is crossed by an overhead powerline, with four large lattice pylons located within the Site boundary. The Site location and its immediate context are illustrated on the Site Location Plan and Aerial Photograph in **Appendices A and B**, and on the photographs contained within **Appendix C**.
- 2.2 To the north, the Site is bound by Ferring Rife, beyond which is a second arable field which separates the Site from Littlehampton Road (A259). Immediately to the south is the coastal railway; to the east it is bordered by Goring Street; and to the west by a small arable field and the properties served off Ferring Lane and Green Park. Beyond the A259, which follows the southern edge of the South Downs National Park, the land rises gradually on the lower slopes of Highdown Hill. Goring-by-Sea Railway Station is adjacent to the south eastern corner of the Site.
- 2.3 To the east of the Site is flatted development, typically 3 storeys in height, extending along the route of Goring Street. Southwards, this is replaced by post-war, estate housing within the built up area of Worthing. To the south east, is the Church of Jesus Christ and the Latter Day Saints, beyond which is Goring-by-Sea Station. North east of the junction of Goring Street and Littlehampton Road, are the buildings and grounds at Northbrook College beyond which is the urban area of Durrington.
- 2.4 The coastal railway line extends alongside the southern Site boundary, at level grade with the land in the southern part of the Site. Immediately beyond this, to the east, is an area of recent, 3 storey flatted development which forms a backdrop to the eastern part of the Site. To the west of this are the playing fields at Chatsmore Catholic High School; with the post-war bungalows at Singleton Crescent located further west.
- 2.5 To the west of the Site is mixed development along Ferring Lane, comprising bungalows and houses of varied style and age, including the listed dwellings at Clematis and Jasmine Cottages. Housing at Green Lane comprises Twentieth Century bungalows.
- 2.6 To the north of the Site and the A259, within the South Downs National Park, are Highdown Football Pitches and an area of arable farmland on the lower slopes

of Highdown Hill. The well vegetated grounds at Highdown Garden, a Registered Park and Garden and Conservation Area, occupy the rising ground to the north of the playing fields. Beyond this, the landform continues to rise to the summit of the hill, from which extensive views are available towards the coast, over the urban area of Worthing.

- 2.7 To the north west of the Site, Littlehampton Road is characterised by the urban area of Ferring to the south; whilst to the north the landscape is influenced by the presence of commercial nurseries, a vineyard, pockets of commercial development, and by extensive areas of paddocks associated with Hangleton Farm Equestrian Centre. The strongly rectilinear field pattern, shelterbelts and heavily managed landscape lend this an urban fringe character, which contrasts strongly with the rolling countryside of the South Downs further north.

Statutory and Non-Statutory Designations

- 2.8 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Heritage Plan in **Appendix D**).
- 2.9 The boundary of the South Downs National Park is contiguous with Littlehampton Road, which is separated from the Site by the farmland north of Ferring Rife. The higher ground at Highdown Hill, including the Registered Park and Gardens at Highdown, lie within the National Park. Eastwards the National Park boundary returns to the north to skirt around the built up edge of Durrington; whilst to the west the paddocks associated with the Hangleton Farm Equestrian Centre lie outside of the National Park.

Conservation Area and Listed Buildings

- 2.10 There are no listed buildings within the Site, but there are a number of listed buildings located within its vicinity (refer to the plan in **Appendix D**). There are two listed buildings, including the main building and outbuildings, at North Barn, a short distance north of the A259. Further north is the Grade II listed Hightiten Barn. The Grade II listed Clematis and Jasmine Cottages are located beyond the western Site boundary, within well vegetated grounds.
- 2.11 There are a number of other listed buildings within 1km of the Site, however there is no inter-visibility between the Site and these heritage assets owing to intervening built development.
- 2.12 Highdown Conservation Area occupies the same footprint as the Registered Park and Gardens a short distance to the north of the Site, beyond the A259. There is also a Scheduled Monument, in the form of an Anglo-Saxon Cemetery

and associated remains, located on the higher ground at Highdown Hill (refer to the plan in **Appendix D**).

National Landscape Character

- 2.13 Natural England has produced profiles for England's National Character Areas ('NCA'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The South Coast Plain (Area 126) extends from Brighton in the east to Southampton in the west and occupies the tranche of land between the chalk dip slope of the South Downs and the English Channel.
- 2.14 The NCA comprises a narrow strip running along the Hampshire and Sussex coast and the profile notes that there are long views available towards the sea and the Isle of Wight. The NCA slopes southward towards the coast with the rivers Arun, Adur, Meon and Hamble draining south from the South Downs and South Hampshire Lowlands NCAs. The profile notes that there is significant urban development along the coast, including along trunk roads, suburban villages and an extensive string of seaside towns including Worthing. There are stretches of farmland between the developed areas, often defined as large arable fields with low hedges and ditches.

County Landscape Character

- 2.15 Chris Blandford Associates prepared the Landscape Character Assessment of West Sussex (2003) on behalf of the County Council. The Site falls within the South Coast Plain Regional Character Area ('RCA'). This regional character area is subdivided into 12 smaller Landscape Character Areas ('LCA'). The Site lies within SC11 Littlehampton and Worthing Fringes LCA. This area includes the urban fringes associated with the sprawling coastal resorts of Worthing and Littlehampton. It encompasses the Site and the open land a short distance to the south, which extends to meet the coast, as well as an area of farmland / equestrian uses to the north of A259. Highdown Hill and the rising land at the edge of the National Park are located outside this LCA, within LCA SC12: Angmering Upper Coastal Plain, although the fields and playing fields immediately north of the Site beyond the A259 are included in the LCA. Whilst this area is within the National Park, it is low lying farmland and located in close proximity to nearby urban development in Worthing and West Durrington. The key characteristics of the LCA that are relevant to the Site include:

- *'Low lying flat open landscape;*
- *Dominant urban fringe with major conurbations of Littlehampton and Worthing. Settlement edges often sharply contrast with adjacent open countryside;*

- *Frequent urban fringe influences of horse paddocks, light industry, airport, and recreational open space;*
- *Narrow gaps of open land at Kingston, Ferring, Sompting, and Lancing provide views to the sea and separation between the urban areas;*
- *Medium scale arable farming and market gardening, with clusters of greenhouses;*
- *Meandering rife and straight drainage ditches;*
- *A low density of native hedgerows and hedgerow trees, interspersed with shelterbelts, single species hedges or individual standards planted using tall trees such as Poplar, Monterey Pine and Tulip trees;*
- *Clusters of windblown trees;*
- *Long views to the South Downs;*
- *Busy minor and major roads;*
- *Industry in the countryside; and*
- *South Coast railway line links the areas.'*

2.16 The document also identifies key landscape and visual sensitivities which affect the LCA, as follows:

- *'Urban development pressures, especially in the gaps between settlements;*
- *Closing of open views between settlements;*
- *Major existing road improvements and the possibility of new ones;*
- *Loss of tree and hedgerow cover due to wind, salt desiccation and drought, and;*
- *Planting of hedge and tree boundaries with unsympathetic exotic species.'*

2.17 The document sets out the land management guidelines for the LCA, and those of relevance include:

- *'Strengthen the landscape framework and filter views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements especially along*

roadside verges, village edges and around glasshouses.

- *Establish landscape management plans for urban edges.*
- *Maintain and strengthen existing field boundaries such as hedgerows and shelterbelts.*
- *Conserve and link existing hedgerows and trees with new planting.*
- *Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views.*
- *Maintain and enhance the landscape and biodiversity of rife and other existing wetland habitats such as salt marsh, mud flats and water meadows.*
- *Encourage and promote land management schemes to increase species rich grassland areas.'*

2.18 Key characteristics of the Angmerring Upper Coastal Plain include:

- Very gently undulating landform more intricate in the east, encompassing the distinctive landscape of Highdown;
- Mainly gently undulating arable and pastoral farmland, with small to medium size fields enclosed by woods with a strong network of hedgerows, hedgerow trees;
- Pattern of small to medium-sized pastures and arable fields;
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks;
- A scattering of historic nucleated flint villages, hamlets and farmsteads dot the area accessed by rural lanes mostly linked by the A27 crossing the area east to west; and
- Apart from the busy A27, roads are mostly winding hedged or wooded lanes and the LCA is criss-crossed by numerous rural tracks, byways and rights of way.

South Downs Integrated Landscape Character Assessment (Updated 2011)

2.19 The South Downs Integrated Landscape Character Assessment ('SDILCA') was updated in 2011 by Land Use Consultants. The assessment describes the '*...character and qualities that create the outstanding landscape and special sense of place*' of the National Park. The Site lies outside the National Park boundary. The land to the immediate north of Littlehampton Road (A259) opposite the Site, lies within The Wooded Estate Downland Landscape Character Type B ('LCT'), and LCA B4: Angmerring and Clapham Wooded Estate Downland.

2.20 Integrated key characteristics of this LCA as set out in the assessment include, amongst others:

- *'Comprises a chalk dipslope, exhibiting a strong and distinctive topography of rolling hills, and an outlying chalk ridge at Highdown Hill, separated by a narrow clay vale.*
- *Bronze Age and Iron Age earthworks at Highdown Hill provide a strong sense of historical continuity.*
- *Constantly changing views with some views across to Arundel Castle to the west and other views across the open downland to the north and the coastal plain to the south.'*

2.21 The study notes that the characteristics of this character area contrast with the low lying coastal plain in which the Site is situated, which is dominated by urban development.

2.22 The assessment includes a number of sensitivities and landscape management / development considerations for the LCA. These include maintaining sensitive views across the coastal plain to the south.

2.23 The assessment includes Historic Landscape Character mapping. This identifies that the fields directly to the north of the Site, beyond the A259, are modern fields.

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

2.24 The South Downs National Park Authority commissioned LUC to undertake an analysis and mapping exercise of views to, from and within the National Park. The study is intended to provide a foundation for evidence on view types within the National Park and its setting, to support development management, including as evidence on landscape and visual matters.

2.25 The study identifies a selection of views which represent the various types of view found across the park. It focuses on views:

- *'that reveal the special qualities of the South Downs;*
- *that are noted in the SDILCA as being natural observation points from which to appreciate the landscape character of the South Downs;*
- *that are marked as key viewpoints on OS maps;*
- *where facilities for the enjoyment of the landscape and views are provided.'*

2.26 Representative view 31 illustrates the view available from Highdown Hill. The reason for the selection of this view is stated as:

'The site of a hillfort, Highdown Hill is owned by the National Trust and a good vantage point from which to view the landscape. Views to the east and south include the densely populated coastal towns of Worthing, Ferring and East Preston, which reduces the remote qualities associated with other elevated viewpoints within the park. Extensive sea views are however the main focus and therefore this view is representative of sea views from the National Park' (our underlining).

- 2.27 The study groups the identified views into view types for further analysis. Representative view 31 is grouped with other view points on the high downs looking south out to sea. The analysis identifies the special qualities of these views as follows:

'The elevated position of these viewpoints on the downs above the coastal plain means this view type represents the 'breathtaking views' that are noted in the first of the Park's special qualities. It also reveals a rich variety of wildlife and habitats including some of the iconic habitats of the South Downs such as the downland and yew woodland (at Kingley Vale), the tranquillity of the downs compared to the settled coastal plain, the way that farming has shaped the landscape in the form of distinctive field patterns, and the rich cultural heritage as a result of heritage assets in the view.'

- 2.28 Threats to the view as identified in the report, include intrusive new development within the view that affect the sense of tranquillity within the National Park, however, it notes that many of these views are across the developed coast and that development forms an existing part of these views.

- 2.29 The study provides guidance on the aims and management of these views. It states that the aim is to ensure that opportunities to access and appreciate these panoramic views are maintained, and their special qualities retained. In particular it notes the following qualities of relevance to this assessment:

- *'Maintain the undeveloped character of the downs within the National Park which contrasts with the developed coastal plain, and ensure that development outside the National Park does not block, or adversely affect the quality of, views towards the sea.'*
- *Ensure that any built development outside the park is integrated into its context in terms of scale, form and materials – consider using native vegetation to enhance existing views that contain development, and minimise visibility of new development from the Park.'*

- 2.30 The viewpoint at Highdown Hill is also identified as a photographic monitoring point owing to the good views south over the urban coastal edge. In addition, the study identifies the hill fort at Highdown Hill as a landmark within the South Downs.

Public Rights of Way

- 2.31 Footpath 2121 leads from Goring-by-Sea station and extends alongside the southern Site boundary to the adjoining settlement at Ferring. A second path, Footpath 2121_1, extends north-south alongside the south western Site boundary, leading from Ferring Lane to meet the footpath alongside the southern boundary. Further afield there are a number of footpaths which cross the higher ground around Highdown Hill at the edge of the South Downs.

Tree Preservation Orders

- 2.32 There are no trees located within the Site, nor on the land immediately adjoining the Site, which are covered by Tree Preservation Orders ('TPO'). This was confirmed via email from the Council in April 2020.

3.0 LANDSCAPE PLANNING CONTEXT

National Planning Policy Framework (February 2019)

- 3.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 3.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 3.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 3.4 Worthing Borough council are in the early stages of preparing a new Local Plan and are considering designating the Site as local Green Space. Paragraph 99 of the NPPF relates to the designation of Local Green Space and states:
- 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'*
- 3.5 Paragraph 100 sets out the criteria which must exist in order for a Local Green Space designation to be used. These are:
- a) *'in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land.'*
- 3.6 Our own assessment of the Site in respect of the draft Local Green Space designation finds that it manifestly fails to meet the majority of the qualifying criteria set out in the NPPF.

- 3.7 Paragraph 101 states that policies for managing development in Local Green Space should be consistent with those in Green Belt. The Local Green Space designation is therefore a restrictive policy (akin to Green Belt), which places a significant constraint on development. It is not however a designation which specifically relates to landscape character, or quality, save where relevant under the criteria set out in paragraph 100(b).
- 3.8 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality buildings and places. Paragraph 125 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'*
- 3.9 Paragraph 127 states that planning policies and decisions, should ensure that developments, amongst others:
- *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 3.10 Paragraph 130 states that development should be refused where poor design *'... fails to take the opportunities available for improving the character and quality of an area and the way it functions...'* after having taken other design guidance into account. The paragraph continues that design should not be used for a reason for refusal when proposals accord with plan policies.
- 3.11 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170(a) of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, amongst other things, protecting and enhancing valued landscapes, *'...(in a manner commensurate with their statutory status or identified quality in the development plan)'*. Paragraph 170(b) also indicates that the planning system should recognise the, *'...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*
- 3.12 Paragraph 172 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding

Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Planning Practice Guidance

- 3.13 The Planning Practice Guidance ('PPG') is in the process of being updated to reflect the changes following the publication of the revised NPPF. Any PPG paragraphs which have not been updated remain relevant until they are updated, insofar as they are consistent with the revised NPPF 2019. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.
- 3.14 Paragraph 001 (ID 26-001-20191001) aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:
- Context
 - Identity
 - Built form
 - Movement
 - Nature
 - Public places
 - Uses
 - Homes and buildings
 - Resources
 - Lifespan.
- 3.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:
- Building a strong, competitive economy;
 - Achieving well-designed places;
 - Promoting healthy and safe communities;
 - Mitigating climate change, flooding and coastal change;
 - Conserving and enhancing the natural environment.
- 3.16 The final paragraph (008) in the green infrastructure sub-section notes that:

'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'

3.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as *'... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*

3.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to *'... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.'* Paragraph 036 goes on to note that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

3.19 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding Natural Beauty. It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach which takes potential impacts into account will be needed to avoid significant harm.

3.20 The guidance on 'Open space, sports and recreation facilities, public rights of way and local green space' states that the Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities (Paragraph: 005 Reference ID: 37-005-20140306).

3.21 In addition the guidance states how the Local Green Space designation relates to development:

'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way' that undermines this aim of plan making.' (Paragraph:007 Reference IS: 37- 007-20140306)

- 3.22 In respect of the types of green areas which can be identified as Local Green Space the guidance states the following:

'The green area will need to meet the criteria set out in paragraph 100 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.' (Paragraph: 013 Reference ID: 37-013-20140306)

- 3.23 In terms of proximity of Local Green Space to the community it serves, the guidance notes that this will depend on local circumstances but must be reasonably close.

- 3.24 The PPG also provides advice on the size of Local Green Space:

'There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 100 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.' (Paragraph: 015 Reference ID: 37-015-20140306)

- 3.25 Paragraph: 016 (Reference ID: 37-016-20140306) notes that there is no minimum size limit.

- 3.26 In terms of public access, the guidance states that although some areas to be considered for designation as Local Green Space may have unrestricted public access, areas with no public access could be considered, for instance if they are valued for their wildlife, historic significance and / or beauty (Paragraph 017 Reference ID: 37-017-20140306).

- 3.27 Paragraph 19 (Reference ID: 37-019-20140306) notes the Local Green Space does not need to be in public ownership. However, landowners should be contacted at an early stage about proposals to designate any part of their land, and will have opportunities to make representations in respect of the proposals.

Local Policy Context

Worthing Core Strategy (2011)

- 3.28 Current planning policy is set out in the adopted Local Development Plan which includes the Worthing Core Strategy (2011). On the adopted Proposals Map, the Site lies outside the Built Up Area Boundary, however it is bordered by built development on three sides. It is not covered by any landscape, ecology or heritage designations, nor is it covered by any form of gap policy, or Local Green Space designation.
- 3.29 The following adopted policies are relevant to this assessment.
- 3.30 **Policy 13: The Natural Environment and Landscape Character** states that as part of the Worthing Development Strategy, new development needs can be met within the existing built up area boundary. The Policy notes that residential development outside of the existing built up area boundary will only be considered as part of a borough-wide housing land review if there is a proven under-delivery of housing within the Core Strategy period. In general terms, the Policy notes that all new development will respect biodiversity and the natural environment that surrounds the development, and will contribute to the protection and, where applicable, the enhancement of the area. The Worthing Core Strategy Proposals Map identifies the Site as lying within Land Outside of the Built Up Area Boundary.
- 3.31 **Policy 14 Green Infrastructure** states that Worthing's areas of green infrastructure will be improved and enhanced to maintain their quality and accessibility for residents and visitors. Where there is an under-provision of any green infrastructure typographies within the town, new infrastructure will be provided, where it is feasible and practical. Planning obligations from new development will be used to both, enhance the current green infrastructure stock, and contribute towards any new provision. As set out later on within this LVIA, the proposals are capable of enhancing the accessibility and quality of green infrastructure on the Site.
- 3.32 **Policy 16 Built Environment and Design** states that throughout the Borough, all new development will be expected to demonstrate good architectural and landscape design, and use of materials that take account of local, physical, historical and environmental characteristics of the area.

Draft Worthing Borough Local Plan (2018)

- 3.33 Worthing Borough Council is in the early stages of preparing a new Local Plan. The Council published the Draft Worthing Borough Local Plan (2018), Regulation 18 version, for consultation between 31st October and 12th December 2018.

- 3.34 The emerging Local Plan seeks to provide a strategy for development and change in Worthing in the period up to 2033. Its purpose is to establish a spatial strategy and identify suitable locations for sustainable growth within the Borough. The Local Plan acknowledges that growth in the Borough is very constrained and the Council has identified an overall development capacity of 4,182 dwellings which can be delivered within the plan period. This represents a shortfall of 8,619 dwellings based on the Council's own objectively assessed housing need. The Council acknowledge that only 33% of the overall housing need will be met.
- 3.35 The emerging Local Plan has not yet been tested at examination. However, the following emerging policies, whilst not adopted are nevertheless considered within this report.
- 3.36 **Draft Policy SP5: Local Green Gaps** identifies the Site as lying within the proposed Chatsmore Farm Local Green Gap. The draft policy states that these areas have been proposed to be designated, in order to retain the separate identities and character of the neighbouring settlements. The policy goes on to state that any development permitted within these areas must not, either individually, or cumulatively, result in the coalescence of these settlements.
- 3.37 The field located to the south west of the Site lies within Arun District and is covered by Policy SD SP3, Gaps between Settlements, of the adopted Arun Local Plan (2018).
- 3.38 As noted in the introduction, Ferring and Goring have already merged to the south of the Site, such that coalescence has already occurred.
- 3.39 **Draft Policy SP6: Local Green Space** identifies the land at Chatsmore Farm (including the Site), as a proposed Local Green Space. The draft policy provides the following justification for the proposed designation:
- 'Chatsmore Farm is designated as Local Green Space because the community value: its setting to the historic environment and the South Downs National Park; important views that contribute strongly to a sense of place; wildlife, especially along the Ferring Rife; and the offer of escape from the urban environment for relaxation and exercise.*
- Increased quiet and informal recreation would be compatible with this designation. Whilst some formal recreation space could be considered it would be important that it did not conflict with the qualities for which Chatsmore Farm is valued.'*
- 3.40 **Draft Policy CP15 A Strategic Approach to the Historic Environment** states that the Council will conserve and enhance the historic environment and character

of Worthing, including important views and relationships between settlements and landscapes / seascapes.

3.41 **Draft Policy CP16 The Historic Environment** states that development proposals should identify when proposals affect important views in the following situations:

- between settlements;
- across character areas;
- which capture transitions between landscape, townscape and seascape; and
- to and from designated heritage assets.

3.42 In addition, the draft policy states that proposals should consider the relationship between 'views' and the 'function' they serve. It notes that where views are demonstrably important to local character, development proposals should respect and protect what makes the view special.

Evidence Base

3.43 Worthing Borough Council commissioned Hankinson Duckett Associates ('HDA') to undertake a landscape and ecology study to inform policy and potential development options in the emerging Local Plan. HDA prepared the following reports:

- Landscape and Ecology Study of Greenfield Sites in Worthing Borough, November 2015; and
- Landscape and Ecology Study of Greenfield Sites in Worthing Borough – Review of Low Suitability Sites, March 2017;

3.44 The purpose of the 2015 study was to review eight greenfield sites which were being promoted through Worthing's Strategic Housing Land Availability Assessment ('SHLAA') and to consider their suitability for development in landscape and ecological terms. Of the eight sites assessed, a number are considered unsuitable for any form of development, whereas others are considered to have varying sensitivities, and as a consequence may be wholly or partially suitable for development. The HDA document identified the Site as Site 5: Chatsmore Farm.

3.45 The 2015 study divides the Site into two zones: Zone B occupies the south west corner of the Site within Worthing Borough, and Zone A comprises the remainder of the Site and the land to the north of Ferring Rife. By following the methodology set out in Section 2 of the study, it considers that Zone A has substantial landscape, visual and ecological sensitivity to development, and is of substantial landscape, visual and ecological value. By combining these judgements it concludes the Zone A has a negligible / low suitability for development. In

respect of Zone B, it considers this area to have a moderate sensitivity and substantial value and therefore, to have low suitability for development.

3.46 Following representations from site promoters, HDA undertook a further review of three sites judged to be of low suitability in the original study. The 2017 update to the Study considers, in more detail, the land in the south west corner of the Site (Zone 5B) and includes an assessment of the field to the south west of the Site which lies within Arun District, identified as Zone 5C. An extract from this study is contained in **Appendix H**.

3.47 This assessment considers Zones 5B and 5C to have a moderate sensitivity and value and a moderate suitability to accommodate development. This change in judgement appears to have resulted largely from the inclusion of Area 5C, which the report notes is surrounded by development and is less distinctive than the main open gap and makes less contribution to the setting of the National Park. This assessment concludes:

'Sites with a medium suitability are considered to have potential for limited development which should have regard for the setting of outstanding assets such as the National Park, and should take account of the form of existing settlement and the character and sensitivity of adjacent landscapes. In this instance, development within the site should be limited to the development area indicated on figure E, provided the green infrastructure proposals set out are incorporated.'

3.48 In respect of the sensitivity of Zone A, the Study scores the site moderately for landscape quality / intactness. It notes it has a major ecological sensitivity, although acknowledges that the majority of the zone consists of habitats of negligible conservation interest, with the exception of Ferring Rife. It notes that it makes a major contribution to the essential sense of separation of Goring-by-Sea and Ferring and a substantial contribution to the setting of the surrounding settlements. The Study states that there is limited potential to provide mitigation to offset the impact of development in this area. The Study identifies that the visual sensitivity of Zone A is major. The report notes that Zone A is prominent in views from Highdown Hill. However, from our own assessment it is apparent that it forms part of a wider panorama, which contains significant areas of built development on the low lying coastal plain.

3.49 In respect of landscape value, the Study notes that Zone A lies in close proximity of the South Downs National Park and makes a substantial contribution to the setting of the designated landscape. It notes that it makes a substantial contribution to local distinctiveness owing to its visual connection to the South Downs and its undeveloped character within a substantially built up area. The Site also scores highly for public access / recreation owing to the presence of the footpath at the southern boundary and views from it to the National Park.

Zone A also has a moderate score for perceptual qualities which include tranquillity and remoteness.

- 3.50 The Study concludes that Zone A has a substantial overall sensitivity to development and its overall value is also substantial. The Study states that 5A therefore has a negligible / low suitability for development.
- 3.51 Our own assessment of the Site would agree that Zones B and C have the least sensitivity to development, due to the containment afforded by existing housing at the edge of Ferring. The extent of Zone B however bears no relationship to landscape / geographic features or established field pattern and is therefore somewhat arbitrary (refer to Figure E in **Appendix H**).
- 3.52 In respect of Zone A, we would acknowledge that it is visible in some views from the South Downs National Park, although it is seen within the context of extensive urban development within the coastal plain, which borders the parcel on three sides. Zone A is also separated from the National Park by the route of the busy Littlehampton Road (A259). Development to the south of the power lines and Ferring Rife would retain a substantial area of open land alongside the boundary with the South Downs National Park, as well as a sense of openness along the route of Littlehampton Road.
- 3.53 Our own assessment identified the following points which are relevant in light of HDAs findings:
- The Site is not covered by any statutory or non-statutory landscape designations. It is largely devoid of intact landscape features and is of limited landscape quality / condition;
 - The Site has few perceptual qualities and cannot reasonably be described as being either tranquil or remote, particularly as it lies alongside the railway and areas of neighbouring built development;
 - There is limited public access to the Site, with the principle public footpath running alongside the railway;
 - Development in the southern part of Site 5 would follow a logical and robust landscape feature in the form of Ferring Rife, as opposed to the arbitrary boundary identified by HDA;
 - There are views of the Site from some receptors in the South Downs National Park, however these are seen in the context of existing built development on the coastal plain;
 - Site 5 forms an area of undeveloped land indented into the urban area. It relates strongly to the surrounding urban area of Goring-by-Sea / Ferring and plays little role in providing a setting to the South Downs National Park, which

is separated from the Site by the route of the busy Littlehampton Road (A259);

- The Site has limited ecological value and development can provide ecological enhancements alongside the Ferring Rife corridor and within areas of new open space;
- There are opportunities for improved recreational access to the open space alongside Ferring Rife. Although some views from the footpath, which borders the railway line, to the South Downs National Park would be lost, there would be opportunities for improved views from new areas of publically accessible open space;
- Additional development in Zone A would complement housing in Zones B and C and would provide better connectivity to the railway station and local facilities; and
- As set out above, Ferring and Goring-by-Sea have already coalesced and this is acknowledged in the HDA assessment. Retention of the northern part of the Site free from development would maintain a physical break between these built up areas along the route of Littlehampton Road.

3.54 In summary, it is our view that the Site is of lower landscape, visual and ecological value and sensitivity, and has a much greater capacity to accommodate development than suggested in this study. The HDA study places much emphasis on the role that the Site plays in the setting of the National Park. Our assessment found that the Site is separated from the National Park by the route of the A259, Littlehampton Road, and by intervening agricultural land. It is clearly much more closely associated with urban development on the coastal plain. Similarly, in views from the edge of the National Park, the Site is seen within the context of the wider urban area. Development south of Ferring Rife would be well related to the surrounding urban area, and the rife would provide a logical extent to development in this location, rather than the arbitrary boundary identified by HDA.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site occupies a single arable field which is indented into the existing urban fabric at the edge of the suburbs of Goring-by-Sea and Ferring, which have already merged to the immediate south of the Site along the route of the railway line. The northern edge of the Site is defined by the route of Ferring Rife, a significant drainage channel which crosses the farmland in an east-west direction. To the north, an area of farmland separates the Site from the A259 Littlehampton Road. In addition, there is a small field to the south west which lies between the Site and the properties at Green Park. High voltage, overhead electricity cables and lattice pylons cross the Site following the route of Ferring Rife in part, before dog legging southwards to cross the railway line. The Site and its immediate context are illustrated on the Aerial Photograph in **Appendix B** and on the photographs in **Appendix C**.
- 4.2 A public footpath extends along the length of the southern Site boundary with the railway, linking between Goring Street and Ferring Lane. A second footpath follows the hedge line at the south western edge of the Site, connecting through to Ferring Lane, close to the listed buildings at Clematis and Jasmine Cottages. In addition, there is evidence of several informal walking paths that follow the course of Ferring Rife and the periphery of the Site.
- 4.3 There are no landscape features of note contained within the body of the Site. Ferring Rife defines the northern edge of the Site. It is a broad drainage channel, several metres deep with steeply sloping grass banks. A watercourse follows the base of the channel, punctuated by occasional pockets of marginal vegetation.
- 4.4 An intermittent field hedgerow separates the Site from the small field to the south west. The remainder of the western boundary is bordered by the rear gardens of the dwellings on Ferring Lane.
- 4.5 To the east, the boundary with Goring Street is defined by intermittent sections of ditch and patches of scrub. The southern boundary with the railway line is demarcated by a chainlink fence and occasional thicket plants.

Topography

- 4.6 As explained above, the Site lies within the South Coast Plain NCA, an area of low lying, flat topography which sits at approximately 5m Above Ordnance Datum ('AOD'). Immediately north of Littlehampton Road, the land rises at the start of the South Downs. The summit of Highdown Hill is approximately 1km north of the Site. It occupies an elevated position at approximately 81m AOD, with extensive views available over the developed plain to the English Channel.

Beyond this, the landscape of the South Downs has a distinctly undulating downland character with frequent tracts of woodland.

Visibility

- 4.7 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Site Location Plan and Aerial Photograph contained in **Appendices A** and **B** and on the photographs in **Appendix C**. A description of the key views of the Site is contained within the tables in **Appendix J**.
- 4.8 The Site is relatively open and there are opportunities for near distance views from the adjoining highways and dwellings, however these are limited in scope owing to the density of urban development to the west, east and south of the Site. In addition, there are a number of views of the Site from public vantage points on the higher ground within the South Downs National Park.

Near Distance Views

- 4.9 There are near distance, open views from Littlehampton Road to the north (**Photographs 10, 11 and 12**). In these views, the Site forms part of a broad expanse of undistinguished farmland, and is seen in the context of surrounding built development on all sides, including the A259 Littlehampton Road, and the HV pylons which cross the Site. The dwellings at East Lodge and West Lodge to the north of the road, have similar views from upper storey windows. There are also views from the front of the Swallows Return Public House and from the footbridge leading to Northbrook College (**Photograph 09**). As the viewer moves a short distance east and west of the Site along Littlehampton Road, views are rapidly restricted by intervening development (**Photograph 17**).
- 4.10 There are relatively open views from a section of Goring Street to the east of the Site, and from windows in the front and side elevations of the neighbouring predominately flatted development (**Photographs 07 and 08**). As Goring Street (A259) rises to cross the railway, views of the site are restricted by the intervening buildings (**Photograph 16**).
- 4.11 There are views from the flatted development at Bluebell Way to the south east of the Site, over the intervening railway line. Views from the adjoining single storey / 1.5 storey housing further west however, are restricted by rear garden fencing and vegetation (Reverse view in **Photograph 10**). Similarly, views from public vantage points on Singleton Crescent are largely screened by existing housing, although there are glimpsed views between properties towards the higher ground at the edge of the National Park.

- 4.12 Passengers travelling on the railway line will experience open, albeit transitory views of the Site. There are also views from the footbridge at Goring-by-Sea Station (**Photograph 05**) and oblique views from the station platform.
- 4.13 There are open views of the Site from public footpath 2121 (**Photographs 01, 02 and 15**) which follows the southern Site boundary. Similarly, there are relatively open views from footpath 2121_1 which follows the field boundary at the south western edge of the Site, although these views are filtered in places by intermittent hedgerow vegetation. The rising ground at Highdown Hill forms the backdrop to views north from these rights of way. However, the character of views from these footpaths is also heavily influenced by their proximity to the railway line and other development within the built up area, and by the prominent HV lattice pylons which cross the Site.
- 4.14 There are views from the rear of a number of dwellings at Ferring Lane, although these are restricted to varying degrees by rear garden vegetation and fences. The listed dwellings at Clematis and Jasmine Cottage have generous, well vegetated rear gardens, and views from the rear of the dwellings are heavily filtered. Similarly, a small number of bungalows at Green Park have views from side elevations, although again, these are restricted by hedging and fencing at the curtilage of the properties. Views from public vantage points on Ferring Lane to the west are limited to partial, glimpsed views between buildings (**Photograph 13**). There is a framed, partial view along Green Park, however it is restricted by vegetation at the end of the cul-de-sac (**Photograph 14**).

Middle and Long Distance Views

- 4.15 There are some views of the Site from Highdown Rise, which lies within Highdown Registered Park and Garden and Conservation Area, and leads to the public carpark adjacent to Highdown Gardens (**Photograph 20**). Views from the remainder of Highdown Conservation Area and the Registered Park and Gardens are limited by the density of vegetation within the grounds of the gardens. Views from the public carpark which serve the gardens are generally limited by intervening vegetation, although there are views towards the Site, where breaks occur (**Photograph 19**).
- 4.16 There are panoramic views south across the coastal plain available from the higher ground at Highdown Hill (**Photograph 21**). In views towards the coast from these elevated vantage points, the broad expanse of coastal development within the built up area of Worthing is conspicuous, with the Site visible in the middle ground, beyond Littlehampton Road. Due to the elevation of these viewpoints, the English Channel is visible beyond the built up area. As noted in the South Downs National Park: View Characterisation and Analysis (2015), these sea views are the main focus of views south and east from the edge of the National Park.

- 4.17 There are views available from public rights of way 2139_1 and 2139_4 which cross the farmland to the east of Highdown Gardens. Views from public footpath 2139_1 are largely prevented by the adjacent field hedgerow which follows the southern edge of the path, and by the buildings and earth stockpiles at Eurogreen Environmental Green Waste Recycling Centre. There are more open views available from the restricted byway (2139_4) which follows the access road to the recycling centre (**Photograph 18**). Again, in these views the Site is seen in the context of development within the coastal plain.
- 4.18 In long distance views from the open space on Honeysuckle Lane, High Salvington, the Site can be discerned with existing development in the middle ground and the backdrop to the Site (**Photograph 22**).
- 4.19 There is a similar but more distant view from the higher ground in the vicinity of Cissbury Ring (**Photograph 23**). In views from here, the Site can be discerned in the distance, beyond the housing areas at Findon Valley and High Salvington, which occupy the sides of the intervening ridges.

Landscape Quality, Value and Sensitivity

- 4.20 The Site does not carry any statutory or non-statutory designations for landscape character or quality. It comprises a large arable field outside of the National Park which forms part of a rectangular area of farmland indented into the urban area. It is located within the Littlehampton and Worthing Fringes LCA as described in the Landscape Character Assessment of West Sussex. This character area encompasses the Site and the rising ground on the lower slopes of Highdown Hill immediately to the north. The Site displays many of the key characteristics of this LCA, in that it is low lying farmland, influenced by the adjacent urban edges and is crossed by the broad drainage ditch, Ferring Rife. The rising land to the north of the A259, which includes the land at the southern edge of the National Park and the fields to the west, includes areas of arable farmland, but also contains a number of urban fringes uses including paddocks, light industry and playing fields.
- 4.21 The Site and the adjacent farmland are largely devoid of any significant landscape features, with the exception of the large drainage channel, Ferring Rife. It is heavily influenced by the proximity of residential development, highway infrastructure, the railway line and by the large lattice pylons that extend across the Site.
- 4.22 The Site and adjacent farmland form an undeveloped area of land within the existing urban fabric, and is not recognised as performing any special role in terms of development plan policy. Its contribution to the setting of the adjoining built up area in its current form is limited, owing to presence of the adjoining highways, railway line and the unsatisfactory interface with the rear gardens of

dwelling located in Ferring. Accordingly, the Site is assessed as being at the lower end of **medium** landscape quality.

- 4.23 In terms of landscape value, the Site is of little scenic quality and is in relatively poor condition with few intact landscape features. The arable farmland has very limited conservation interest, and it is not a rare landscape, nor is it representative of a particularly important landscape character type. There is limited public access to the Site along the public right of way which follows the southern boundary. In addition, the Site is visible from the edge of the National Park, although it forms part of a wider panorama which includes extensive urban development. There are also public views from within the Site towards the National Park, however similar views are available from public vantage points within the local area. Overall, the Site is assessed as being of **medium** landscape value.
- 4.24 As stated above, the Site is not statutorily or non-statutorily designated for landscape character or quality. Emerging policy (Draft Policies SP5 and SP6) identifies the Site as located within a proposed Local Green Gap and an area identified as proposed Local Green Space. As set out in Section 5 and **Appendix G**, our own assessment concluded that development in line with the Concept Masterplan would maintain a physical 'break' between the settlements of Ferring and Goring-on-Sea along the route of Littlehampton Road, as an area of open farmland would be maintained between Worthing Road and the Ferring Rife (notwithstanding the fact that the residential areas have already merged to the south of the Site). Moreover, the Site manifestly fails to meet the criteria for Local Green Space as set out in the NPPF and the Planning Practice Guidance.
- 4.25 The Site is an extensive tract of farmland and does not have qualities which are demonstrably special which would elevate its status beyond ordinary farmland. It is not therefore a 'valued' landscape in respect of paragraph 170(a) of the NPPF.
- 4.26 Landscape sensitivity is judged according to the type and scale of development proposed, and the ability of the landscape as a resource to accommodate the development. The Site is closely associated with the surrounding urban area, with built development bordering it on three sides and Ferring Rife on the remaining side, beyond which is the A259. Although it lies in close proximity to the South Downs National Park, it is separated from it by the route of the A259, Littlehampton Road, and by the farmland to the north of the rife. The Site shares few characteristics with the landscape of the South Downs, and clearly relates to development on the low lying coastal plain. Development within the Site would not appear incongruous given the surrounding urban context and the scale of the proposed development. As there is some inter-visibility between the Site and receptors at the edge of the National Park, the Site is assessed as being of **medium** landscape sensitivity to the proposed residential development.

- 4.27 To the north, the landscape at the edge of the South Downs National Park lies within LCA B4: Angmerring and Clapham Wooded Estate Downland as described in the South Downs Integrated Landscape Character Assessment. This area includes the rising chalk ridge at Highdown Hill, the Scheduled Monument at Highdown Hill and Highdown Conservation Area, and Highdown Park Registered Park and Garden (Grade II*). This area is also influenced by its proximity to built development on the coastal plain and urban fringe uses along the route of the A259. Overall this area is assessed as being of **very high** landscape quality, value and sensitivity.
- 4.28 The neighbouring townscape is characterised by predominantly 20th century housing and flats. It also includes the A259 road, education and commercial sites, and Goring-by-Sea station. It is assessed as being of **medium** townscape quality.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The following section assesses the ability of the Site to accommodate the proposed development and potential impacts on the character of the landscape and visual amenity.

5.2 The Site is the subject of an outline planning application for a mixed use development of up to 475 new dwellings, associated infrastructure, open space, a local centre, car parking for the adjacent railway station, and undergrounding of the overhead HV cables. This assessment has informed the preparation of a Concept Masterplan and a Landscape Strategy, which shows how a comprehensive landscape-led development can be delivered at the Site (**Appendices E and F**). The key landscape and visual principles which are shown on the Landscape Strategy, and described in the accompanying Design and Access Statement, are as follows:

- The proposed housing area to be located to the south of Ferring Rife, with the majority of the built form set back to the south of the current alignment of the overhead powerlines. The arable field to the north of Ferring Rife will remain in agricultural use;
- Existing HV lattice pylons which cross the Site are to be removed and the cables under-grounded;
- Ferring Rife to be retained alongside an area of semi-natural open space. New landscape and ecological enhancements to be undertaken along the route of the watercourse to increase bio-diversity and provide new areas of aquatic and marginal habitat;
- New tree and shrub planting, and species rich grassland creation to be undertaken within the open space at the northern Site frontage. New planting will provide an attractive setting for the new development and will soften and filter views of the new homes from Littlehampton Road and from the higher ground at the edge of the South Downs National Park;
- Areas of open space to extend through the proposed built form, to break up the development parcels and to provide a varied building line and considered frontage to the open space to the north;
- Development to be set back from the Site access from Goring Street, to provide a landscaped gateway to the new development;
- New hedgerow and standard tree planting to be undertaken at the periphery of the Site and within the open spaces to restore / recreate historic field boundaries;

- Offsite hedgerow and tree planting to be undertaken to the perimeter of the field to the north of the Site (within the control of the applicant), to provide additional linear habitat and provide additional landscape structure at the frontage with adjacent highways;
- New native buffer planting alongside the railway corridor to the south;
- Existing public rights of way to be retained within areas of open space and new pedestrian / cycle connections created through areas of open space and alongside Ferring Rife;
- Landscaped sustainable drainage features will form an integral part of the open spaces;
- Play areas will be incorporated within the development area; and
- Appropriate outward facing development which positively addresses areas of open space and adjoining highways.

5.3 In the following section, a commentary is made on the effects of developing the Site against a series of landscape criteria. Summary tables describing the landscape and visual effects are contained in **Appendix J**.

Relationship to Settlement

- 5.4 The Site is closely related to the existing urban area, with residential development extending along three sides. To the west, the boundary is defined by the rear gardens of housing in Ferring; to the south the boundary is formed by the coastal railway line with built development beyond; whilst to the east, is the urban edge of Goring-by-Sea with existing development to the west of Goring Street (A259) following the eastern edge of the Site. Goring-by-Sea railway station is located adjacent to the south east corner of the Site.
- 5.5 Development would extend built form along the northern edge of the railway line into an area of farmland. Development in this location would be very well related to existing settlement. The land to the north of Ferring Rife would remain as productive farmland, maintaining a significant 'break' in built development along the route of the A259.
- 5.6 The Landscape Strategy illustrates how development can be accommodated at the Site. The new homes will extend the existing built form northwards between Goring Street and the existing houses on Ferring Road, however development would be set back from Ferring Rife behind an area of publically accessible open space. Housing will be orientated to address the proposed open space and adjoining highways. New landscaping within the open space and at the edge of the Site will provide an attractive frontage for the new homes, assimilating the built form into the surrounding urban area.

- 5.7 New recreational routes through the open space and alongside Ferring Rife will link to the surrounding area. The proposals will provide a substantial new open space resource for residents of the new development, as well as existing residents who will have access to the open spaces.

Landscape Features

- 5.8 There are no landscape features contained within the Site which pose a constraint to development in this location. Ferring Rife will be retained within a landscaped corridor and enhanced to the benefit of landscape character and local wildlife. The land to the north of the rife will remain as farmland.
- 5.9 The Landscape Strategy shows that there are also opportunities to enhance the landscape and ecological value of the open spaces within the Site. Key interventions include the following:
- Landscape and biodiversity enhancements along the route of Ferring Rife;
 - New native tree, shrub and species rich grassland creation;
 - Restoration / recreation of former field boundary structure, both on-site and within the farmland to the north (which is in the control of the applicant);
 - New aquatic and marginal habitat creation within sustainable drainage features;
 - Native thicket and tree planting along the route of the railway line; and
 - Reinforcement and management of the existing on-site vegetation.
- 5.10 The above interventions accord with the land management guidelines for SC11 Littlehampton and Worthing Fringes LCA, as described in the Landscape Character Assessment of West Sussex. The proposals will provide substantial areas of new habitat within the open spaces across the Site.

Public Rights of Way

- 5.11 The existing public footpath alongside the southern boundary can be retained along its current alignment. This route currently follows the existing fence line which marks the edge of the railway line. In addition, there is an opportunity to divert / provide an alternative route for this connection through an area of open space at the southern edge of the Site. This route could also be upgraded to provide a more accessible surfaced pedestrian / cycle link which connects the surrounding residential area to Goring-by-Sea railway station.
- 5.12 The proposals will also provide a series of recreational footpaths through areas of open space and alongside Ferring Rife. This will significantly increase public

access to the Site and provide new walking routes alongside the watercourse and within areas of landscaped open space. The proposals will benefit residents of the new development, as well as existing residents who currently have limited access to the Site.

Visibility

- 5.13 The visual appraisal set out in Section 4 identifies that due to the relatively open nature of the Site, there are some opportunities for views from adjoining dwellings and public highways. Middle and long distance views from the south, east and west of the Site are prevented by intervening development, however there are opportunities for views from the rising ground within the South Downs National Park to the north.
- 5.14 A number of illustrative Photomontages have been prepared from the viewpoints at Highdown Hill (Viewpoint 21), from Highdown Rise leading to Highdown Gardens (Viewpoint 20), and from Littlehampton Road (Viewpoint 12, as shown on plans in **Appendix I**). These illustrate the extent of the visibility and likely change to these views as a result of the proposed development. The photomontages are based on the parameters shown on the Concept Masterplan / Landscape Strategy, and described in the Design and Access Statement. Photomontages have been prepared at Year 1, when the proposed landscaping is installed, and at Year 15, when any landscape mitigation has established. An assumption has been made that new broadleaf planting will have grown on average 5m in 15 years. The following section makes reference to the photomontages where relevant.

Near Distance Views

- 5.15 In views from Littlehampton Road, development will be visible to the rear of the adjacent arable field and set back behind the open space along the route of Ferring Rife. The photomontage from Viewpoint 12, shows the view from the western approach along Littlehampton Road.
- 5.16 In views from the public highway, the new housing will occupy the middle ground, between existing development in Goring-by-Sea and Littlehampton Road. The redefined settlement edge will broadly following the existing line of HV pylons, which will be under-grounded as part of the proposals. The new housing will be located in closer proximity to Littlehampton Road than is the existing case. However, the visual effects will be offset in part by environmental improvements within the open space alongside Ferring Rife and by the undergrounding of the prominent HV pylons. The new landscaping will provide a pleasant setting for the new homes, and will filter and soften views towards the new and existing settlement edge.

- 5.17 Effects on views from Littlehampton Road will largely be from the section of highway in proximity to the northern Site boundary, and experienced within the context of the wider urban area which follows the southern edge of the carriageway to the east and west of the Site. As receptors move beyond the Site, views of the new development will rapidly be screened by existing development within the urban area. The proposed development will not appear out of character in these views, as it will be seen within the context of the existing built up area, and the new homes will be set back some distance from the edge of the carriageway beyond the arable field to the north.
- 5.18 The proposals will be visible from a section of Goring Street to the east and from a number of dwellings at the western edge of Goring-by-Sea. The proposed built development will extend housing northwards broadly in line with existing development and green space to the west of Goring Street (A259). The existing built form along this section of the A259 will partially screen views of the new homes when traveling along the highway immediately east of the Site. Further north there will be relatively open views of the new homes and Site access. These views will be experienced within the context of surrounding development. The new housing will be set back from the proposed roundabout at the Site access, with new built development framing the proposed access road. New landscaping at the entrance to the Site will soften views of the buildings, and provide an appropriate setting for the new homes. Landscaping within the northern part of the Site, and the removal of the existing pylons, will also have some positive effects on the approach along Goring Street from the north.
- 5.19 Views from the bungalows to the south of the Site are limited by boundary fencing, however the upper floors of dwellings will be visible in the southern part of the Site. There will be more open views from the upper floors of the flats at Bluebell Way, to the south east. The existing open views of farmland and the backdrop of the rising ground at the edge of the South Downs will be interrupted by built development, albeit seen to the rear of the coastal railway line and new landscaping.
- 5.20 There will be glimpsed views of upper floors and roof lines of development from Singleton Crescent, seen between existing housing to the north of the street. New landscaping at the southern edge of the Site will filter these limited views once established.
- 5.21 There will be views available to passengers travelling on the coastal railway, however by their nature these will be transitory and brief and perceived in the context of the larger urban context through which the train has been passing.
- 5.22 There will be open views of the new development from the public footpath which follows the southern Site boundary, and the footpath which crosses the farmland to the south west. These footpaths can be routed through / alongside areas of open space, however the existing open views across the Site to the

rising ground to the north will largely be lost, except where framed views will remain along the proposed green corridors. Whilst existing views north from these footpaths will include the proposed housing, the proposed recreational routes and open space alongside Ferring Rife will retain open public views to the north.

- 5.23 Filtered views from the rear of the properties on Ferring Lane will largely be of the open space in the northern part of the Site. There will be partial views of the new housing from a small number of properties to the south of Ferring Lane and on Green Park, however these will be filtered by boundary vegetation and seen beyond the field to the south west of the Site.

Middle and Long Distance Views

- 5.24 The Site is visible in views from the higher ground at the edge of the National Park, predominately from vantage points on Highdown Hill. The photomontage from Viewpoint 21, illustrates the change to the existing view as a result of development at the Site.

Representative Views from Highdown Hill

- 5.25 The viewpoint at Highdown Hill is identified and described in the South Downs National Park: View Characterisation and Analysis study. This report identifies this view as representative of view points on the high downs looking south out to sea. The hill fort at Highdown Hill is also identified as a landmark within the National Park. The study identifies the special qualities of these view types, and also provides guidance on the aims and management of these views. The following section considers the impact of the proposed development on the special qualities of the identified views to the sea.
- 5.26 The study notes that views from Highdown Hill include the densely populated coastal towns of Worthing and Ferring, which contrast with the remote qualities associated with other elevated view points in the National Park. It goes on to state that extensive sea views are the main focus of this view. In terms of special qualities, the study states that the view type represents 'breathtaking views' which, amongst other things, reveal the tranquillity of the South Downs compared to the settled coastal plain. Amongst the threats to the view, it notes intrusive new development that affects the sense of tranquillity within the National Park, although it acknowledges that development is an existing part of these views. Urban settlement is the key characteristic of the coastal plain, and as noted above, it is this quality which emphasises the tranquillity evident within the largely undeveloped National Park. New development within the coastal plain will therefore be consistent with the existing character of views across this area. Development which is carefully planned and sited in close proximity to existing built development on the coastal plain, and includes appropriate landscape mitigation, need not therefore result in 'intrusive' development.

- 5.27 The photomontage from Highdown Hill (in **Appendix I**) illustrates the existing view from the high point near the Scheduled Monument, and the likely changes to the view as a result of development in years 1 and 15 post completion. From this vantage point, panoramic views over the developed coastal plain are available, with the coast line and sea visible in the backdrop. In this view, the Site lies within the middle distance (approximately 1km from the viewpoint) and forms part of a rectangular area of undeveloped land which lies within the low lying coastal plain. Farmland is also visible on the lower slopes of Highdown Hill, with paddocks and horsiculture visible to the right of the view.
- 5.28 The proposed development would extend the built edge northwards, broadly in line with the existing HV pylons, which are a visible and detracting component of the existing view. However, the proposed development would not extend closer to Highdown Hill than the existing development which adjoins the Site. Whilst development would inevitably increase, to a certain degree, the amount of visible development within the coastal plain, it would not be introducing a new or uncharacteristic element to the view. The study undertaken by the South Downs National Park recognises that urban development is a characteristic feature of views across the developed coast.
- 5.29 The photomontage, clearly illustrates the relationship between the proposed development and the existing neighbouring settlement on the coastal plain. In these views, the new housing would form a logical extension to the surrounding built up area. The retention of the farmland to the north, combined with environmental improvements alongside Ferring Rife, the undergrounding of the pylons, and the careful design and landscaping of the new urban edge, will assist in assimilating the development into the existing urban area. In addition, the proposed development maintains a buffer of farmland and semi-natural open space to the north, which provides a transition between the urban area and the lower slopes of Highdown Hill, albeit one that is truncated by the route of the A259 Littlehampton Road. This transition, is clearly evident on the photomontage.
- 5.30 Development at the Site will be visible in views from Highdown Hill. However it will clearly relate to settlement within the coastal plain. Given its relationship to the surrounding urban area, the new development will not intrude on the undeveloped character of the South Downs, which is more evident in views northwards from Highdown Hill. Similarly, development will not have any material impact on the tranquillity of the downs, given the light sources, built development and highway infrastructure already established in the immediate area. As stated in the study, the main focus of these views is the visual relationship between the South Downs and the sea. Again, due to the elevated nature of this viewpoint, the proposed development would not interrupt views towards the sea, which will remain visible to the south of the main urban area, as evident on the photomontage.

- 5.31 Given the sensitive nature of views from the South Downs, the proposed development will include measures to minimise any impacts on these views. Development will respect the scale and density of the surrounding area, with lower density development located at the northern edge of the Site. The creation of semi-natural open space alongside Ferring Rife will incorporate native planting to soften and filter views of the new settlement edge. In addition, areas of open space and tree planting will break up the development parcels. The undergrounding of the overhead power line, and removal of the lattice pylons, will also remove an existing prominent and detracting element in views. By adopting this approach, the proposals respect and will not offend the special qualities which are identified in the South Downs National Park: View Characterisation and Analysis (2015).
- 5.32 Beyond the Scheduled Monument at the top of Highdown Hill, there are similar, but generally less extensive views, from vantage points on public rights of way which cross the hillside, and from the restricted byway 2931_4 to the east of Highdown Gardens.

Highdown Conservation Area and Registered Park and Garden

- 5.33 The development will be visible from Highdown Rise, within Highdown Conservation Area and Registered Park and Garden. The photomontage from Viewpoint 20 illustrates the change in the view from the access drive, as a result of development. In views from the access driveway, the proposed development would be seen in the middle ground, and in the context of, the existing urban area and separated by farmland to the south of Littlehampton Road and on the lower slopes of Highdown Hill. Landscaping within the open space to the north of the Site, and within the Green Corridors between the development parcels will soften views of the new homes, and provide an appropriate landscaped edge between the built up area and the adjacent farmland.
- 5.34 Views from within the grounds of the Registered Park and Garden are limited by the existing vegetation within the grounds. These views are mainly inward looking.

Open Space at High Salvington and Cissbury Ring

- 5.35 In long distance views from the open space on Honeysuckle Lane, High Salvington (approximately 3.6 km north east of the Site) towards the coastal plain, the Site is perceptible within the surrounding urban area. The proposed development will be visible, however, the retention of the farmland and the open space alongside Littlehampton Road and Ferring Rife will maintain a visible open area here. Given the distance and the existing character of the view, which includes the rolling downs in the foreground, and urban development in the middle and long distance, there will be little impact on the visual amenity or character of these views.

- 5.36 Similarly, in views from higher ground at Cissbury Ring (approximately 5.5km from the Site), the Site is visible as a very small part of a much wider panorama. Development at the Site would be discernible, but it would be seen in the context of other built development, including the housing in Findon Valley and High Salvington, which are conspicuous in the foreground.

Landscape Character and Quality

- 5.37 The Site does not carry any statutory or non-statutory designations for landscape character or quality. It is undistinguished in landscape terms and has few notable features save the large drainage ditch, Ferring Rife. It is influenced by its proximity to the existing urban area, the coastal railway line and by the lattice pylons which cross it, to the south of Ferring Rife. It is separated from the National Park by the well trafficked Littlehampton Road (A259), and it clearly relates to urban development within the low lying coastal plain. It shares none of the characteristics associated with the rolling, wooded landscape of the South Downs.
- 5.38 The proposed development is located to the south of Ferring Rife, set back behind an area of semi-natural open space and the farmland which follows the edge of the A259. This area will provide a transition between the arable farmland at the southern edge of the National Park, and the proposed urban area to the south of Ferring Rife. The proposals will result in the loss of an area of undistinguished farmland, which forms part of a larger area of farmland (part of SC11: Littlehampton and Worthing Fringes LCA), which extends alongside Littlehampton Road and includes the fields a short distance to the north, which lie within the National Park. The Site is separated from the South Downs National Park by the route of the A259, which marks the boundary between the densely populated, low lying coastal plain and the rolling downs landscape.
- 5.39 Development in the location proposed would relate to the surrounding urban uses, and would be consistent with the surrounding settlement pattern. Environmental improvements within the open space to the north and the adjacent farmland would be consistent with the land management guidelines set out in the Landscape Character Assessment of West Sussex in the following ways:
- Opportunity to restore former field boundary structure strengthening the existing landscape framework to the north of the built part of the Site;
 - New woodland, tree and shrub planting to filter views to the urban edge;
 - Landscape and ecological enhancements to Ferring Rife; and
 - Species rich grassland creation.

- 5.40 The more significant landscape effects would be experienced within the Site and within the farmland to the immediate north. However, this would be the case with any development of green field land at the edge of a settlement. There is some inter-visibility between the Site and viewpoints at the edge of the National Park, however the new development will be closely related to existing development within the coastal plain, and landscape effects on the character of the rolling downland will be very limited.

Separation between Goring-by-Sea and Ferring

- 5.41 The Site is not covered by any form of 'gap' policy in the Worthing Development Plan. It currently provides an area of largely undeveloped land, although it is crossed by HV pylons, and surrounded on three sides by the settlement in Ferring and Goring-by-Sea. In townscape terms, it provides a break in the built form along the route of Littlehampton Road. The relatively open character of the Site means that there are few physical or visual barriers to prevent views between the two settlements.
- 5.42 The Draft Worthing Borough Local Plan identifies the land north of Goring Station as part of a proposed Local Green Gap. CSA prepared separate representations in respect of this emerging policy which were submitted as part of the Regulation 18 Local Plan Consultation (see **Appendix G**). The following section summarises the key points set out in these representations.
- 5.43 The purpose of the Local Green Gap, as set out in draft Policy: SP5, is to maintain the separate identity and character of the settlements at Worthing and Ferring. The draft policy states that any development within the Gap must not individually or cumulatively lead to coalescence between the settlements. This draft policy is therefore a spatial planning tool designed to maintain the separate identity of adjoining settlements. It is not therefore concerned with landscape character or ecological value, which are entirely separate considerations.
- 5.44 In terms of spatial separation, the settlements at Goring-by-Sea and Ferring have visibly and physically coalesced along the route of the railway line, immediately to the south of the Site. As acknowledged in the Landscape and Ecology Study of Greenfield Sites in Worthing, 1950's development alongside Goring Way has established a substantial link between the adjoining urban areas. The Site therefore does not prevent coalescence, as this has already occurred.
- 5.45 The Site occupies an area of undeveloped land between two urban areas, which have already merged to the south. Development at the Site will inevitably extend into the open land between the northern extents of these settlements. Despite this, and in light of the current significant shortfall in housing within the Borough, some development in this area could be accommodated without impacting on the existing townscape function of the Site, namely to provide a

break in urban development when experienced from Littlehampton Road. The Concept Masterplan demonstrates how this can be achieved:

- Development would be located to the south of Ferring Rife and the field to the north would remain open;
- Development will reduce the quantum of open land between the settlements, but it will not cause coalescence because this has already occurred;
- In views from Littlehampton Road and the National Park, a significant break in urban development would remain and would continue to provide the foreground to views of the urban area (as illustrated in the Photomontage from Viewpoint 21);
- New public open space along the route of Ferring Rife and new publicly accessible footpaths will open this area up for recreational use;
- The proposals would result in a considered settlement edge which provides a more appropriate interface with the adjoining open space and farmland than the existing unsympathetic railway line; and
- New landscaping alongside Ferring Rife and within the farmland to the north, including new hedgerow and tree planting, would assist in integrating and maintaining the visual link / connection with the farmland to the north of Littlehampton Road, while creating an appropriate setting for the built form to the south.

Local Green Space

5.46 The site is not identified as Local Green Space in the adopted Worthing Development Plan. Draft Policy SP6 of the emerging Local Plan proposes the land within the Site as part of a Local Green Space, however the emerging plan is at the early stages of plan preparation and has yet to be tested through independent Examination. If the designation is ever confirmed, it is a significant designation and conveys on the land the highest level of protection akin to Green Belt, thus effectively precluding any development unless very special circumstances exist to justify it. CSA prepared separate representations in respect of this emerging policy which were submitted as part of the Regulation 18 Local Plan Consultation. A copy of the representations is contained within **Appendix G**.

5.47 These representations demonstrate that the proposed Local Green Space designation, in respect of the land within the Site, manifestly fails to meet the majority of qualifying criteria set out in the NPPF. This proposed designation would therefore be inappropriate and unsubstantiated, given that the Site is an extensive tract of farmland and does not have qualities which are demonstrably special and of particular local significance.

6.0 CONCLUSION

6.1 CSA Environmental has been instructed by Persimmon Homes Thames Valley to undertake a landscape and visual impact assessment of land north west of Goring Station. CSA has been involved in the promotion of the Site for several years, and has provided advice on landscape and visual matters, which has informed the preparation of the current outline planning application, and Concept Masterplan. The proposals have developed as part of an iterative process, to ensure that the development responds sensitively to its location and surrounding context.

6.2 The Site is now the subject of an outline planning application to Worthing Borough Council for the following:

'Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.'

6.3 The Site occupies an arable field which forms part of larger rectangular land parcel of farmland, which is surrounded on three sides by the built form of the adjoining settlements of Ferring and Worthing. A short distance to the north, beyond Littlehampton Road is the start of the South Downs National Park.

6.4 The Site is relatively open and there are some opportunities for near distance views from the adjoining highways and dwellings, however these are limited in scope owing to the density of urban development to the west, east and south of the Site. In addition, there are a number of views of the Site from public vantage points on the higher ground within the South Downs National Park. The viewpoint at Highdown Hill is identified and described in the South Downs National Park: View Characterisation and Analysis study. This study identifies this view as representative of viewpoints on the high downs looking south out to sea, across existing development in the settled coastal plain.

6.5 The Site does not carry any statutory or non-statutory designations for landscape character or quality. It is located within the Littlehampton and Worthing Fringes LCA as described in the Landscape Character Assessment of West Sussex. This character area encompasses the Site and the rising ground on the lower slopes of Highdown Hill immediately to the north. The Site displays many of the key characteristics of this LCA, in that it is low-lying farmland, influenced by the adjacent urban edges and is crossed by the broad drainage ditch, Ferring Rife. The rising land to the north of the A259, which includes the land at the edge of the National Park and the fields to the west, comprises areas of arable farmland but also contains a number of urban fringe uses including paddocks, light

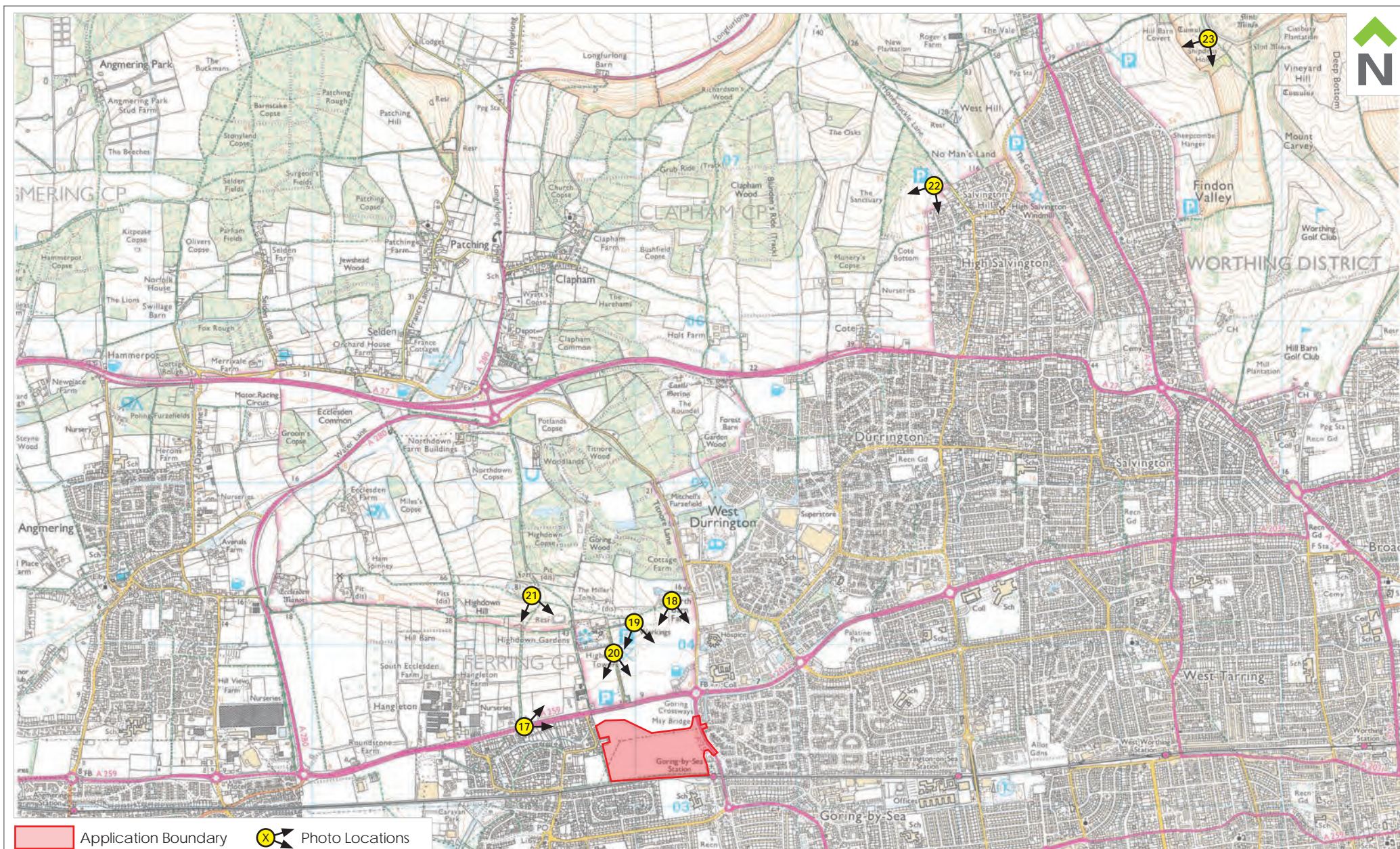
industry and playing fields. The Site is assessed in this report as being at the lower end of **medium** landscape quality and **medium** landscape value. In terms of landscape sensitivity, the Site is well related to surrounding urban development, is of relatively low landscape and environmental quality. Landscape sensitivity to the proposed development was therefore assessed as **medium**.

- 6.6 This assessment has informed the preparation of a Concept Masterplan and Landscape Strategy Plan. These plans show development set back behind an area of semi-natural open space which follows the route of Ferring Rife. The Landscape Strategy demonstrates that there are significant opportunities for environmental enhancements within the open spaces across the Site, including restoration of the former field hedgerow framework and new tree and shrub planting, and species rich grassland creation.
- 6.7 The visual assessment found that in views from Littlehampton Road and public highways which border the Site, development will be seen within the context of existing built development, and set back behind farmland and open space.
- 6.8 In views from vantage points on Highdown Hill, the Site lies within the middle distance and forms part of a rectangular area of open land which lies within the low lying, settled coastal plain. Development at the Site will be visible in views from Highdown Hill. However, as shown on the accompanying photomontage, it will clearly relate to existing settlement on the coastal plain and can be delivered in a manner which respects the special qualities of seaward views from the National Park.
- 6.9 In terms of landscape effects, the proposals would result in the loss of an area of undistinguished farmland, which would be replaced by new homes and substantial areas of open space. Development in the location proposed would relate to the surrounding urban uses, and would be consistent with the surrounding settlement pattern. The proposed development would be located to the south of Ferring Rife, set back behind an area of semi-natural open space and the farmland which follows the edge of the A259. Despite some inter-visibility, landscape effects on the character of the rolling downland of the National Park will be very limited.
- 6.10 Draft policy SP5 proposes the land within the Site, as part of a Local Green Gap which serves to prevent coalescence between these neighbouring settlements. The emerging Worthing Local Plan is at the early stages of preparation, and the gap policy has not been tested at Examination. Our assessment of the Site found that coalescence has already manifestly occurred to the south of the Site. Nevertheless, whilst development will extend onto land between the settlements, it can be accommodated in a manner which still retains a significant spatial break within the built up area.

- 6.11 This assessment concluded that development at the Site in the manner shown on the Concept Masterplan / Landscape Strategy, can be delivered in a manner which respects the character of the local landscape / townscape and sensitive views from the National Park. The proposals are for a well-considered development, and the new housing will be set within a framework of green infrastructure, including significant areas of new publically accessible open space.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



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Project	Land North West of Goring Station
Drawing Title	Site Location Plan
Client	Persimmon Homes Thames Valley

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

Appendix B

Aerial Photograph
(Showing near distance photo locations)



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Project Land North West of Goring Station

Drawing Title Aerial Photograph

Client Persimmon Homes Thames Valley

Date July 2020

Scale @ A4 NTS

Drawn PH

Drawing No. CSA/2304/115

Rev A

Checked CA

Appendix C

Photosheets



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



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

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



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



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

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Approximate extent of Site

Ferring Rife



Photograph 05

View from from pedestrain crossing at Goring Station

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:19
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north west

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



Photograph 06

View from cycle path alongside eastern Site boundary

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

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Flatted development at Bluebell Way



Photograph 07 View from junction of The Strand and Goring Street

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

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Approximate extent of Site



Photograph 08

View south from Goring Street

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:11
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south

<div><div>CSA</div><div>environmental</div></div>	<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Approximate extent of Site
Ferring Rife



Photograph 09
View from footbridge over A2032 - Littlehampton Road

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:09
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south west

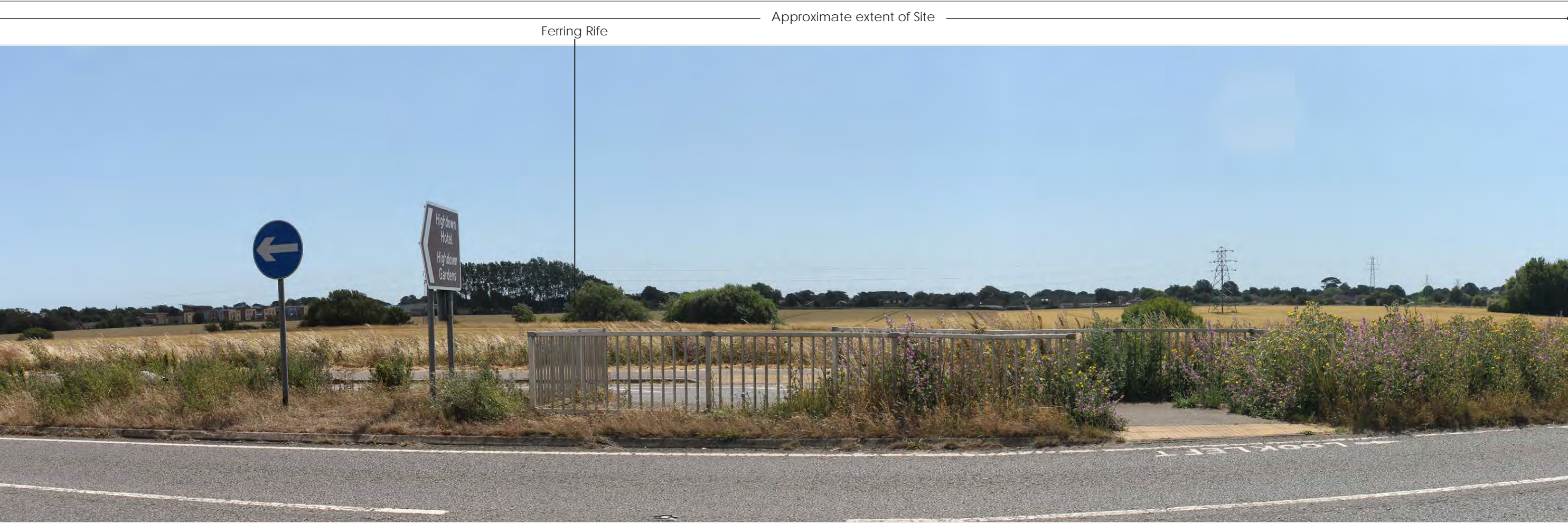
		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North West of Goring Station	Drawing No. CSA/2304/116		
Drawing Title	Photosheets	Date July 2020		
Client	Persimmon Homes, Thames Valley	Drawn PH	Checked CA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



Photograph 10 View from footway alongside Goring Street and A259 - Littlehampton Road roundabout junction

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
02.07.2020, 15:06
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: south west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 11 View from A259 - Littlehampton Road

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

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Approximate extent of Site

Flatted development at Bluebell Way

Ferring Rife

Housing on Singleton Crescent



Photograph 12

View from A259 - Littlehampton Road looking south east

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

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

Approximate extent of Site



Photograph 13

View from Ferring Lane at junction with public foot-path 2121_1

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:46
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south east

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---	--	---

Approximate extent of Site



Photograph 14

View from Green Park

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:39
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east

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Approximate extent of Site
Western Site boundary



Panorama 15 For context only



Photograph 15

View from public footpath 2121

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:35
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east

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

Approximate extent of Site



Panorama 16 For context only



Photograph 16

View from Goring Street

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:27
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north west

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



Photograph 17

View from A259 - Littlehampton Road

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 15:42
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: east

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

Approximate extent of Site



Photograph 18

View from restricted byway 2139_4

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 13:14
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south

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

Approximate extent of Site

Ferring Rife



Photograph 19

View from public carpark at Highdown Gardens

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 12:04
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south

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

Approximate extent of Site

Ferring Rife



Photograph 20

View from public footpath 2139/Highdown Rise

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 13:24
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: south

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



Photograph 21

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

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

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Approximate extent of Site



Photograph 22
View from car park and public open space on Honeysuckle Lane, High Salvington

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



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

Approximate extent of Site



Photograph 23

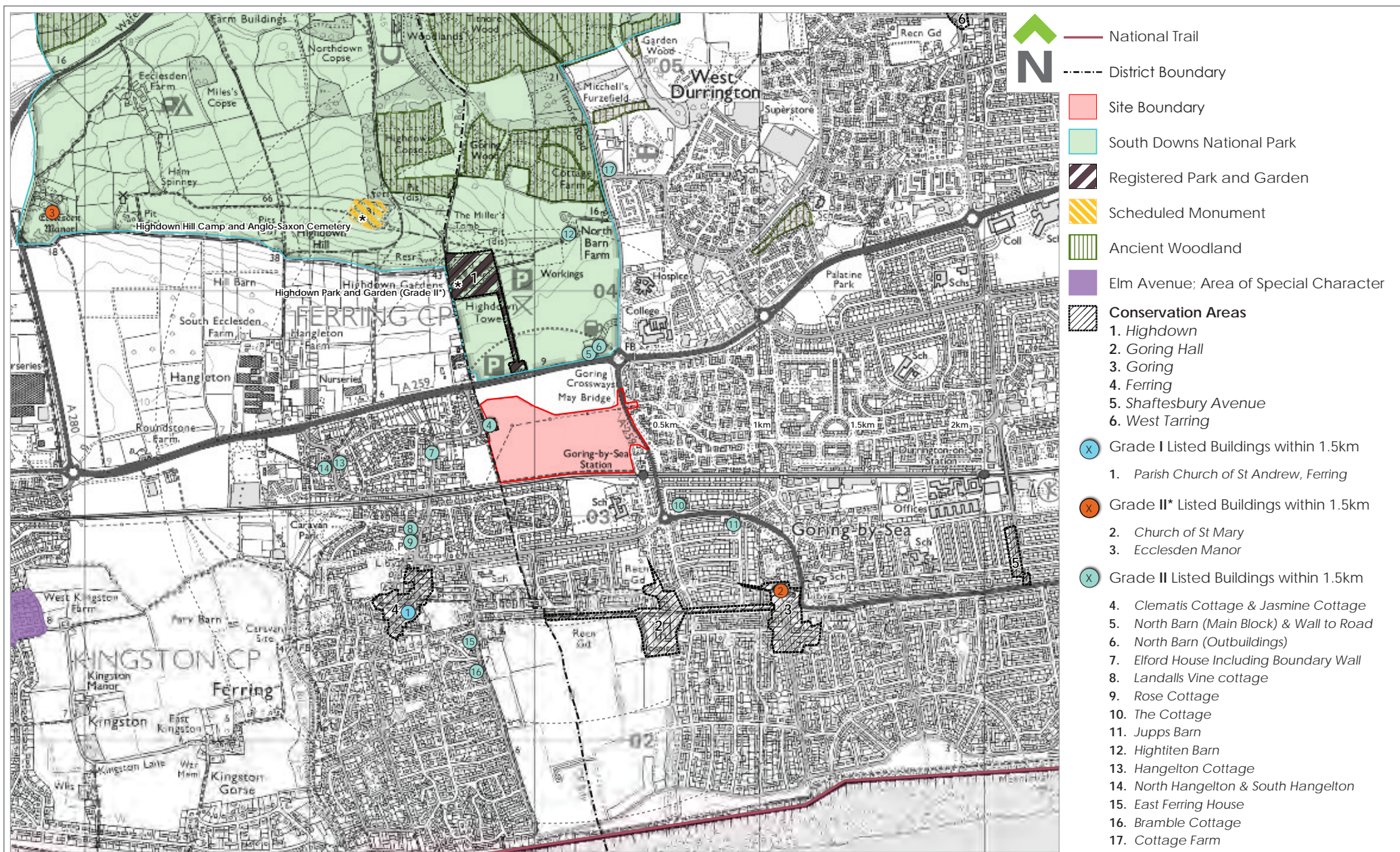
View from public bridleway 2081 at Cissbury Ring

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

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Appendix D

MAGIC map and Heritage Information



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Project Land North West of Goring Station

Drawing Title MAGIC Map & Local Plan Extract

Client Persimmon Homes Thames Valley

Date July 2020

Drawing No. CSA/2304/117

Scale @ A4 NTS

Rev A

Drawn PH

Checked CA

Appendix E

Concept Masterplan



NOTES

This drawing is the copyright of Thrive Architects Ltd ©. All rights reserved.
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Contractors, Sub-contractors and suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.
Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
P1	Preliminary Issue	12/06/19	PM/SWD	MB
P2	Amendments to Layout	19/06/20	MB/aa	MB
P3	Amendments to Layout	26/06/20	MB/aa	MB
P4	Amendments to Layout	29/06/20	MB/aa	MB
P5	Amendments to Layout and Redline Boundary	10/07/20	MB/aa	MB

KEY

- Site Boundary (17.7 Ha)
- Land in Applicant's Control
- Proposed Development Parcels
- Indicative Development Units
- Mixed Use Development Blocks
- Key Space
- Shared Surface
- Courtyard
- Mews Lane
- Parkland
- Open Space
- Sustainable Drainage Strategy (SuDS)
- Existing Vegetation
- Proposed Vegetation
- Proposed Planting to Northern Boundary
- Potential New Pedestrian Route
- Principal Vehicular Access Point
- Principal Vehicular Route
- Potential Location of Play Area
- 200m Walking Distance from Goring Station
- Existing High Voltage Cable
- Pylon Grounded
- Potential Secondary Access
- Proposed Car Park Entrance

Romsey Office
Building 300, The Grange, Romsey Road, Michelmersh, SO51 0AE
t: 01794 367703 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT

Goring Station
Goring-on-Sea
For: Persimmon Thames Valley

DRAWING

Concept Masterplan - 02

SCALE	DATE	AUTHOR	CHK'D
1:1250 @ A1	12/06/19	PM/SWD	PM

JOB NO.	DRAWING NO.	REV
PERS190227	CMP-02	P5

Appendix F

Landscape Strategy

1. Landscape Setting and Character

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

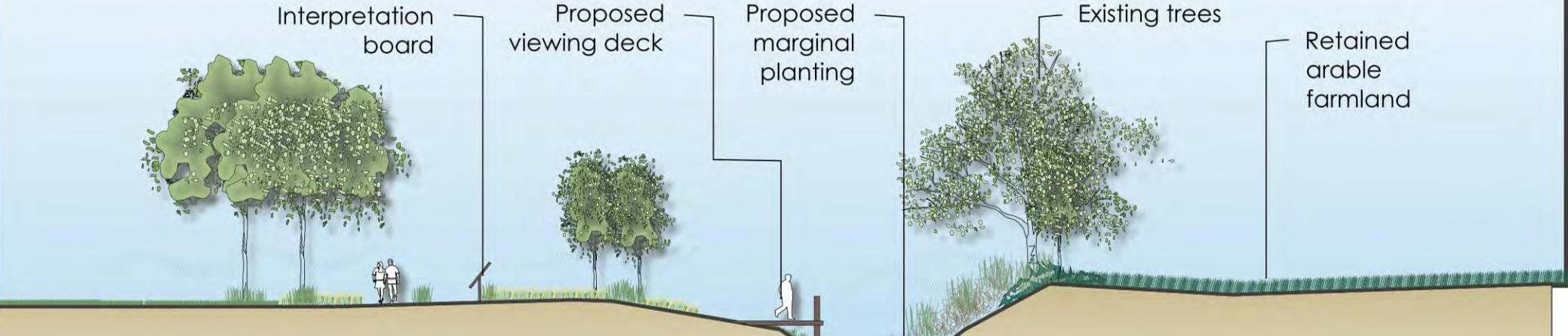
The site layout and landscape strategy has been designed to respond to the Site's location at the edge of the settlement. The following key layout and landscape principles have informed the proposed development:

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



2. Ferring Rife and Public Open Space

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



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

3. Green Corridors

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



4. Play Strategy

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



5. Green Streets, Public Realm and Access

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

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



7. Wildlife and Biodiversity

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

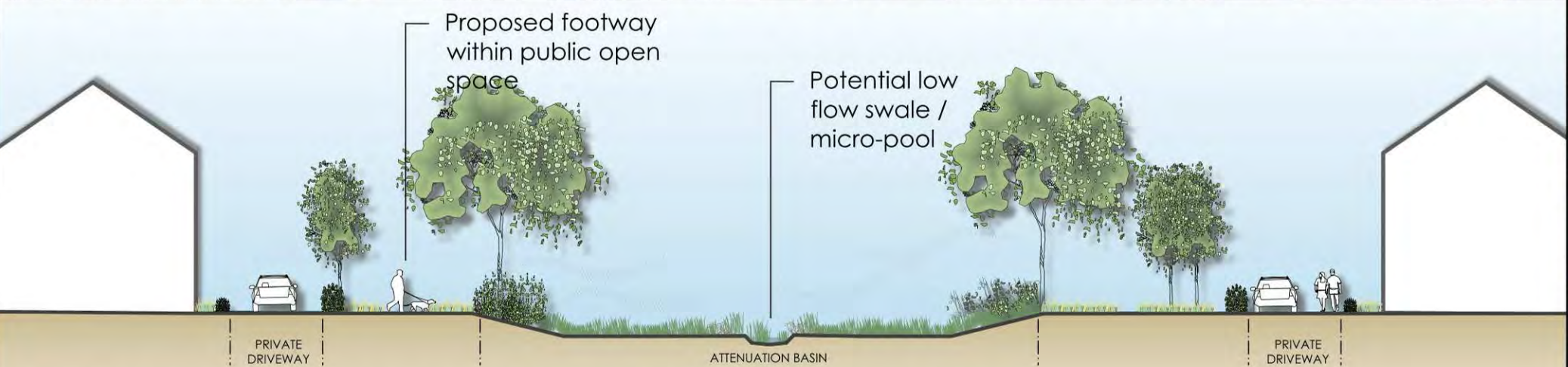
Existing hedgerows will be retained and enhanced with new native fruit / seed / nut / nectar bearing species of local provenance. Buffers of longer, tussocky grassland will be maintained alongside these features. Former field hedgerows will also be recreated, providing new wildlife corridors which connect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

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



6. Sustainable Drainage Features

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



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

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LEGEND

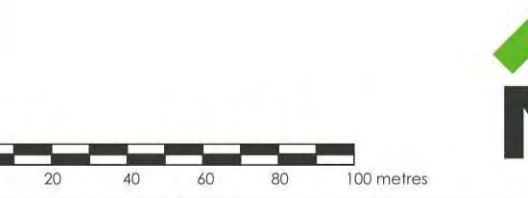
- Application Boundary
- Land in applicant's control

Existing

- Existing trees / vegetation
- Trees / vegetation removed
- Existing public footpath
- Existing pylons (overhead cables to be grounded through the Site)

Proposed

- Structural Tree Planting Mix
- Thicket Mix
- Proposed Avenue Trees
- Proposed Street / Ornamental Trees
- Proposed Native Trees
- Multi-stem tree
- Native hedge planting
- Amenity grass
- Wildflower meadow
- Bulb Planting
- SuDS features
- Recreational footways
- Mown paths
- Section of public footpath to be diverted
- Natural Play Area
- Formal Play Area
- Informal seating (benches, picnic tables etc.)



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

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Project Land North West of Goring Station

Title Landscape Strategy Plan

Client Persimmon Homes Thames Valley

Scale	1:2000 @ A1	Drawn	PH
Date	July 2020	Checked	CA
Drawing No.	CSA/2304/118	Rev	C

Appendix G

Review of Policies SP5: Local Green Gaps and SP6:
Local Green Space – Draft Worthing Local Plan



Chatsmore Farm, Goring-by-Sea

Review of Policies SP5: Local Green Gaps and SP6: Local Green Space – Draft Worthing Local Plan

Prepared by
CSA Environmental

on behalf of
Persimmon Homes
Thames Valley

Report No: CSA/2304/06

December 2018

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/2304/06	-	10.12.2018	CA	SG	First Issue



CONTENTS	Page
1.0 Introduction	1
2.0 Landscape Policy Framework	2
3.0 Review of Policies SP5 and SP6	6
6.0 Conclusion	12

Appendices

Appendix A: Site Location Plan

Appendix B: Development Framework Plan

1.0 INTRODUCTION

- 1.1 CSA Environmental has been instructed by Persimmon Homes Thames Valley to undertake a review of draft policies SP5: Local Green Gaps and SP6: Local Green Spaces, of the Draft Worthing Borough Local Plan.
- 1.2 Persimmon Homes Thames Valley are promoting the land at Chatsmore Farm, Goring-by-Sea (the 'Site'), as a potential housing allocation. The Site occupies an area of land between the neighbouring urban areas of Ferring and Goring-by-Sea. The majority of the Site lies within the administrative area of Worthing Borough Council, with a small rectangular parcel to the south west, within the adjoining authority of Arun District. The location of the Site is shown on the Site Location Plan in **Appendix A**.
- 1.3 The Draft Worthing Borough Local Plan identifies that the land at Chatsmore Farm is located in an area identified as a Local Green Gap. The purpose of the gap designation is to prevent coalescence between Worthing and Ferring. In addition, draft policy SP6 sets out the Council's intention to designate this land as a Local Green Space. The Local Green Space designation is described in the National Planning Policy Framework ('NPPF') and enables local communities to identify and protect green spaces which are of particular importance to them. The level of protection afforded to areas identified as Local Green Spaces is equivalent to that afforded by Green Belt.
- 1.4 This review considers the purpose of the draft Local Green Gap and Local Green Space policies and the degree to which it is appropriate to designate the land at Chatsmore Farm. It considers local and National planning policy / guidance and the Council's evidence base which underpin these designations. In addition, this document considers the role the Site plays in providing separation between Goring and Ferring, and to what extent it is demonstrably special to the local community.
- 1.5 CSA Environmental has been involved in the promotion of the Site at Chatsmore Farm since 2014 and has visited the Site on several occasions. CSA has provided landscape and visual advice which has informed representations to Worthing Borough Council. CSA's involvement has also informed the preparation of a Development Framework Plan which shows how development can be delivered. A copy of this plan is contained in **Appendix B**. A separate Landscape and Visual Overview has been prepared which also forms part of these representations.

2.0 PLANNING POLICY FRAMEWORK

National Policy and Guidance

- 2.1 There are no policies within the National Planning Policy Framework ('NPPF') which advocate the designation of Local Green Gaps. In addition, there is no mention of Local Green Gaps in the Planning Practice Guidance which accompanies the NPPF.
- 2.2 The Local Green Space designation was first identified in the NPPF (NPPF, 2012). Paragraph 99 of the updated NPPF (2018) states:
- 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'
- 2.3 Paragraph 100 sets out the criteria which must exist in order for a Local Green Space designation to be used. These are:
- a) *'in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land.'*
- 2.4 Paragraph 101 states that policies for managing development in Local Green Space should be consistent with those in Green Belt.
- 2.5 Further guidance on Local Green Space is provided in the Planning Practice Guidance. The guidance on 'Open space, sports and recreation facilities, public rights of way and local green space' states that the Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities (Paragraph: 005 Reference IS: 37-005-20140306).
- 2.6 In addition the guidance states how the Local Green Space designation relates to development:

'Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way' that undermines this aim of plan making.' (Paragraph:007 Reference IS: 37-007-20140306)

- 2.7 In respect of the types of green areas which can be identified as Local Green Space the guidance states the following:

'The green area will need to meet the criteria set out in paragraph 77 (NB. now paragraph 100 of NPPF 2018) of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.' (Paragraph: 013 Reference ID: 37-013-20140306)

- 2.8 In terms of proximity of Local Green Space to the community it serves, the guidance notes that this will depend on local circumstances but must be reasonably close.

- 2.9 The PPG also provides advice on the size of Local Green Space:

'There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, paragraph 77 (NB. Paragraph 100 in NPPF 2018) of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.' (Paragraph: 015 Reference ID: 37-015-20140306)

- 2.10 Paragraph: 016 (Reference ID: 37-016-20140306) notes that there is no minimum size limit.

- 2.11 In terms of public access, the guidance states that although some areas to be considered for designation as Local Green Space may have unrestricted public access, areas with no public access could be considered, for instance if they are valued for their wildlife, historic significance and / or beauty (Paragraph 017 Reference ID: 37-017-20140306).

Local Policy

- 2.12 Current planning policy is set out in the adopted Local Development Plan. Since publication of the Worthing Core Strategy (2011) the adopted development plan does not include any specific policies relating to gaps between settlements, or Local Green Space.
- 2.13 Worthing Borough Council has published the Draft Worthing Borough Local Plan (2018). The following emerging policies are relevant to this report.
- 2.14 **Draft Policy SP5: Local Green Gaps** identifies the land at Chatsmore Farm as lying within this designation. The policy states that these areas have been designated in order to retain the separate identities and character of the neighbouring settlements. The policy goes on to state that any development permitted within these areas must not, either individually, or cumulatively, result in the coalescence of these settlements.
- 2.15 **Draft Policy SP6: Local Green Space** identifies the land at Chatsmore Farm as a Local Green Space. The policy provides the following justification for the designation:
- d) *'Chatsmore Farm is designated as Local Green Space because the community value: its setting to the historic environment and the South Downs National Park; important views that contribute strongly to a sense of place; wildlife, especially along the Ferring Rife; and the offer of escape from the urban environment for relaxation and exercise.*
- e) *Increased quiet and informal recreation would be compatible with this designation. Whilst some formal recreation space could be considered it would be important that it did not conflict with the qualities for which Chatsmore Farm is valued.'*

Evidence Base Documents

Landscape and Ecology Studies

- 2.16 Worthing Borough Council commissioned Hankinson Duckett Associates ('HDA') to undertake a landscape and ecology study to inform policy and potential development options in the emerging Local Plan. HDA prepared the following reports:
- Landscape and Ecology Study of Greenfield Sites in Worthing Borough, November 2015; and
 - Landscape and Ecology Study of Greenfield Sites in Worthing Borough – Review of Low Suitability Sites, March 2017;

- 2.17 The HDA document identified the Site as Site 5: Chatsmore Farm. The original study divides the Site into two zones: Zone B occupies the south west corner of the Site within Worthing Borough and Zone A comprises the remainder of the Site. By following the methodology set out in Section 2 of the study, it considers that Zone A has a substantial landscape, visual and ecological sensitivity to development, and is of substantial landscape, visual and ecological value. By combining these judgements it concludes the Zone A has a negligible / low suitability for development. In respect of Zone B it considers this area to have a moderate sensitivity and substantial value and therefore to have low suitability for development.

Goring Gap Proposed Local Green Space Designations (June, 2018)

- 2.18 HDA on behalf of the Council, have also undertaken an appraisal of the landscape suitability of the Goring Gap sites for designation as Local Green Space. The appraisal considers the suitability for designation against a number of criteria, as follows:

- Proximity to the community;
- Special qualities and local significance;
- Demonstrably special qualities to local communities;
- Local significance: beauty;
- Local significance: historic significance;
- Local significance: recreational value;
- Local significance: richness in wildlife value; and
- Local in character and not an extensive tract of land.

- 2.19 The appraisal concludes that Chatsmore Farm meets all the NPPF criteria for Local Green Spaces. In respect of the Goring Gap as a whole (which includes both Chatsmore Farm and the Goring-Ferring Gap) the appraisal states the following in respect of their performance against the NPPF criteria:

'Firstly, both parts of the Gap are adjacent to the community they serve. Secondly, they are demonstrably special to the local community and hold particular local significance for not just one, but all, of the examples provided in the NPPF criteria. Lastly, both sites which form the Gap are well-defined parcels of land and are not extensive tracts or simply blankets of unremarkable open countryside.'

- 2.20 The findings of the appraisal are considered further in the next section.

3.0 REVIEW OF POLICIES SP5 AND SP6

3.1 The following section considers the emerging Local Green Gap and Local Green Space designations in respect of the land at Chatsmore Farm, which is being promoted as a potential housing allocation. A Development Framework Plan has been prepared to support these representations (**Appendix B**). This demonstrates how development at the Site can be provided in a manner which respects the adjoining settlement pattern, the setting of the South Downs National Park, and retains a break in development along the route of Littlehampton Road.

3.2 The Draft Worthing Borough Local Plan seeks to provide a strategy for development and change in Worthing in the period up to 2033. Its purpose is to establish a spatial strategy and identify suitable locations for sustainable growth within the Borough. The Local Plan acknowledges that growth in the Borough is very constrained, and at paragraph 1.30 of the emerging plan states:

'Limited land availability, infrastructure constraints, areas of flood risk, heritage assets and high quality landscapes around the borough means that there is little room for expansion. Put simply, it is the same features we want to protect which, in part, constrain the borough's ability to grow and develop. The overarching challenge is therefore to balance development and regeneration against the limited physical capacity of Worthing to accommodate it and the need to maintain a good quality of life for new and existing residents.'

3.3 To compound matters, the Draft Worthing Borough Local Plan acknowledges that an increasing population and the special qualities of the area create a high demand for housing. In particular it identifies a shortage of affordable homes for younger people and people on low incomes.

3.4 The Council confirm that the most up-to-date assessment of the objectively assessed housing need (based on the standard method as set out in national planning guidance and the 2016 household projections published in September 2018) is 12,801 dwellings over the plan period (to 2033). This equates to 753 dwellings per annum across the plan period.

3.5 Despite the identified need for housing in the Borough, the Draft Local Plan has only identified an overall development capacity of 4,182 dwellings which can be delivered within the plan period. This represents a shortfall of 8,619 dwellings and equates to an annual housing target of 246 dwellings. The Council acknowledge that only 33% of the overall housing need will be met.

- 3.6 The Council's spatial strategy is therefore grossly inadequate and results in a significant shortfall in the required level of housing to meet the Borough's needs. Draft policies SP5 and SP6 form a key component of the Council's proposed spatial strategy and our findings are that they represent an unreasonable barrier to sustainable growth and the supply of much needed housing.

Draft Policy: SP5 Local Green Gap

- 3.7 The purpose of the Local Green Gap, as set out in draft Policy: SP5, is to maintain the separate identity and character of the settlements at Worthing and Ferring. The policy states that any development within the Gap must not individually or cumulatively lead to coalescence between the settlements. This policy is therefore a spatial planning tool designed to maintain the separate identity of adjoining settlements. It is not therefore concerned with landscape character or ecological value, which are entirely separate considerations.
- 3.8 In terms of spatial separation, the settlements at Goring-by-Sea and Ferring have visibly coalesced along the route of the railway line, immediately to the south of the Site. As acknowledged in the Landscape and Ecology Study of Greenfield Sites in Worthing, 1950's development alongside Goring Way has established a substantial link between the adjoining urban areas. The Site therefore does not prevent coalescence, as this has already occurred.
- 3.9 The Site therefore functions as an area of open land which provides a noticeable 'break' in the urban development which extends alongside the coast. This break is perceptible from Littlehampton Road alongside the northern boundary; from the adjoining roads and properties which border the Site; the railway line; and in certain views from the edge of the South Downs to the north, including Highdown Hill.
- 3.10 Development at the Site will inevitably extend into the open land which separates the northern extents of the existing settlements. Despite this, and in light of the current significant shortfall in housing within the Borough, some development in this area could be accommodated without impacting on the existing function of the Site, namely to provide a break in urban development. The Development Framework Plan shows how this can be achieved:
- Development would be located in the southern part of the Site and the northern field would remain open;
 - Development will reduce the quantum of open land between the settlements, but it will not cause coalescence as this has already occurred;

- In views from Littlehampton Road and the National Park a significant break in urban development would remain and would provide the foreground to views of the urban area;
- New public open space along the route of Ferring Rife and new publicly accessible footpaths will open this area up for recreational use;
- The proposals would result in a considered settlement edge which provides a more appropriate interface with the adjoining open space and farmland than the existing unsympathetic railway line; and
- New landscaping at the perimeter of the retained farmland / open space, including new hedgerow and tree planting, would assist in integrating and maintaining the visual link / connection with the farmland to the north of Littlehampton Road, while creating a recognisable edge to the built form;

Draft Policy: SP6 Local Green Spaces

- 3.11 The Council proposes to designate the land at Chatsmore Farm as a Local Green Space. This is a significant designation and conveys on the land the highest level of protection akin to Green Belt, thus effectively precluding any development unless very special circumstances exist to justify it. Like Green Belt, Local Green Space boundaries can only be designated when a plan is prepared or updated, and should be capable of enduring beyond the plan period. Such a designation therefore carries significant weight.
- 3.12 The NPPF sets out the strict criteria which must be met in order to justify designation of land as Local Green Space. This is supported by the PPG which provides further guidance.
- 3.13 The NPPF is explicit that designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. The is supported by the PPG which states:
- ‘Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.’*
- 3.14 Worthing acknowledges that the draft Local Plan delivers a significant shortfall in the identified housing needs. The spatial strategy is therefore fundamentally flawed, and the Council should not be considering making

Local Green Space designations until such time as the Local Plan is able to identify sufficient housing numbers. The Local Green Space policy is a restrictive designation akin to Green Belt and would preclude development in these locations, thus posing a significant constraint to sustainable housing provision in the Borough.

- 3.15 Paragraph 100 of the NPPF identifies the criteria which Local Green Spaces should be assessed against. These criteria are considered in more detail below under the relevant heading. Where applicable reference is made to the Council's own evidence base.

Reasonably Close Proximity to the Community it Serves

- 3.16 There is no specific standard for what constitutes reasonably close, however it would be reasonable to conclude that Local Green Spaces should have good access by foot from the local area they serve. In this case, the Site is located in close proximity to the adjoining residential area. It is not however publically accessible, save for the public footpaths which extend alongside the railway to the south of this area, and cross the south west corner of the Site. The Council's Local Green Space appraisal of the Goring Gap, notes that the land at Chatsmore Farm is well used for recreation. There are a number of informal walking routes which cross this land, however there is no formal right for public access to the land, save along the public footpaths. The Council also notes that the Site attracts visitors from further afield, however this is clearly irrelevant, as these visitors are not part of the local community and their purpose is unlikely to be to visit the Site.

Local in Character and a not an Extensive Tract of Land

- 3.17 The NPPF does not indicate what constitutes an extensive tract of land, however the PPG states the Local Green Space designation should not be used to provide a blanket designation of countryside adjacent to settlements, and should not be used to achieve a new area of Green Belt by another name.
- 3.18 The Site is approximately 30ha in size which clearly constitutes an extensive tract of land. It comprises open, arable farmland adjacent to existing development. In terms of character it cannot be reasonably be described as local in character, given that it is farmland with limited public access and of no particular landscape quality. It is adjoined by housing, but does not relate to the local community, like for instance a village green would do. As set out in the PPG, it is not the function of the Local Green Space designation to provide a blanket designation across a large area of open land, and therefore, this criteria does not apply to the Site.
- 3.19 The Site's key function is to provide a visual 'break' between the adjoining settlements of Ferring and Goring-on-Sea. As noted above, this can be

achieved whilst permitting some development in the southern part of this area. The Local Green Space designation would be tantamount to creating a new area of Green Belt in order to maintain this area permanently open, and as noted in the PPG, this is not the purpose of the policy.

Demonstrably Special to the Local Community

- 3.20 The NPPF states that in order to qualify as Local Green Space, an area must be demonstrably special to the local community and hold a particular local significance. It cites a number of examples of significance, which are beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife. These factors are considered in more detail below.
- 3.21 In terms of scenic beauty, the Site has no local or national designation for landscape quality. It lies close to, but outside of the South Downs National Park. In terms of landscape quality, it is open farmland devoid of landscape features of note, save the drainage channel Ferring Rife, and it is bordered by housing. It cannot reasonably be described as being of high landscape quality or being scenically beautiful.
- 3.22 The Council's appraisal notes that the Site is visible from vantage points in the South Downs National Park, albeit within the context of the surrounding urban area. Despite this, visibility does not convey on the Site additional scenic qualities. Similarly, the appraisal notes views back to the National Park. Again, this does not raise the landscape quality of the Site. We would however note that these views could be locally valued, and are capable of retention if development did come forward on the Site.
- 3.23 In terms of the Site's historic significance, the Site contains no listed heritage assets. The Council's appraisal states that the Site is associated with Highdown Hill and Highdown Gardens. This assumption is based on the assessment undertaken by the Goring Residents Association. Whilst this assessment identifies the presence of these historic assets and describes their attributes, it makes no objective assessment of the role that the Site plays in their setting. It is therefore not a robust basis to make any judgement in respect of the Site's historic significance.
- 3.24 There is some inter-visibility between Site and these historic assets. In views from these assets, the Site occupies the foreground of urban development which extends along the coast. Retaining the northern part of the Site open can respect the existing views from these assets, whilst improved recreational access to the Site can permit additional views to the heritage assets and the South Downs National Park.
- 3.25 The Site is in private ownership and is not publically accessible, save for the public footpath which follows the railway line to the south, and a section of

public footpath which crosses the south west corner. Whilst there is evidence of dog walkers using the Site, there is no formal right of access. As such, the Site is of limited recreational value. The Council's appraisal notes that the recreational value of the Site is particularly important given the deficit of natural / semi-natural green space and amenity space in the Borough. This is misleading, the Site has limited access and makes no contribution to the Boroughs open space in its current form. The proposed development can however provide significant areas of public open space and recreational footpaths.

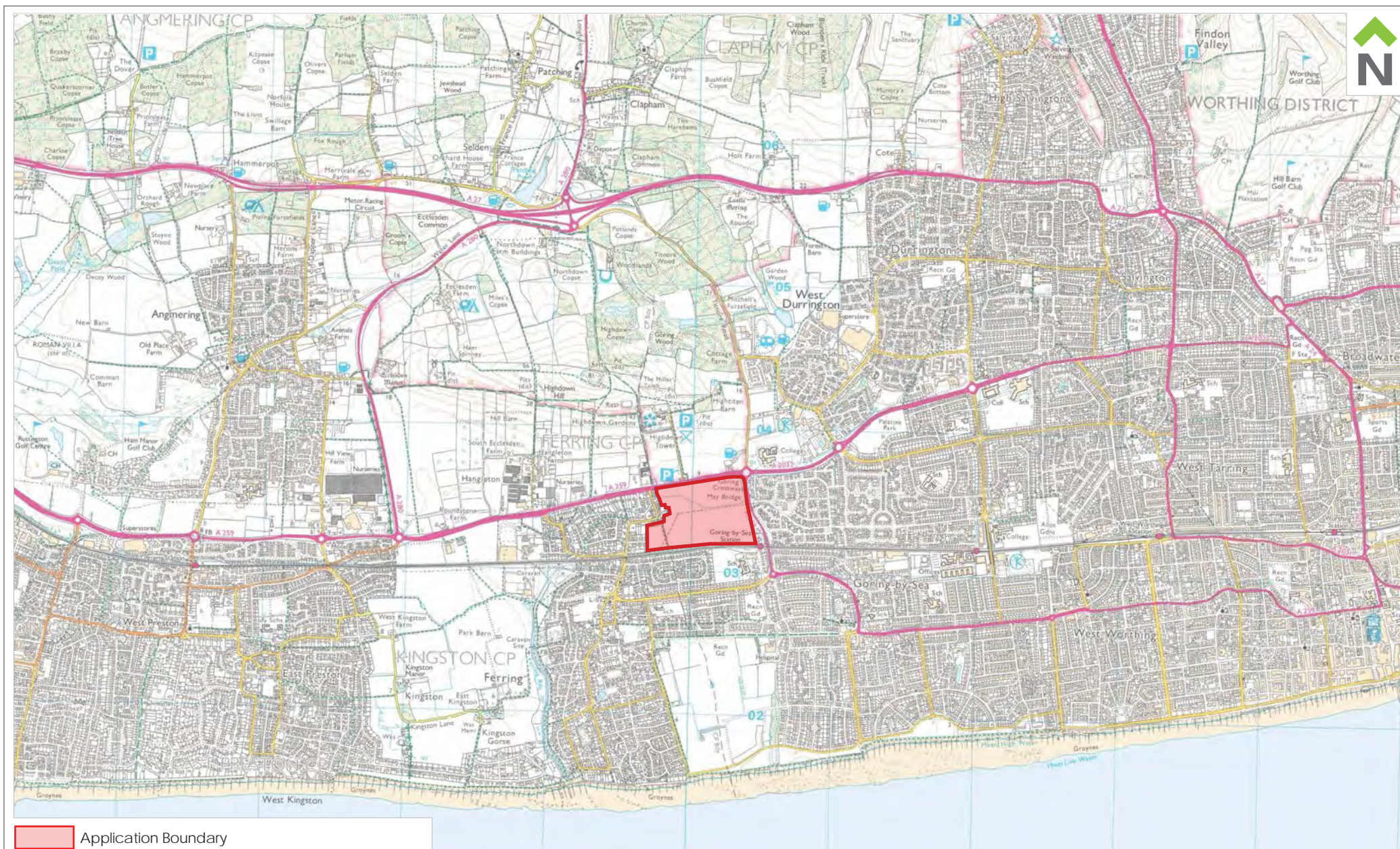
- 3.26 In terms of tranquillity, the Site is bordered by housing, roads and a railway line. In no reasonable assessment can it be considered to be particularly tranquil. The Council's appraisal notes that this area has moderate tranquillity, however does not appear to base this on any objective study or fact.
- 3.27 The Site comprises predominantly arable farmland which is of limited wildlife value, although it is acknowledged that Ferring Rife has more intrinsic wildlife interest. The Landscape and Ecology Study undertaken by HDA confirms, under ecological sensitivity, that the majority of the Site is of negligible conservation interest. The Council's Local Green Space appraisal, also undertaken by HDA, states that the significance of the Site's wildlife richness to the local community is highlighted by the 113 responses to the issues and options consultation. Whilst this may identify that some local people identify that the Site has wildlife value, it is not a robust or objective justification to suggest that it performs this function to any notable degree that it should be designated as Local Green Space.
- 3.28 Our assessment of the Local Green Space designation in respect of Chatsmore Farm has identified that it fails to meet the vast majority of the qualifying criteria set out in the NPPF. Given the significance of this designation and its restrictive nature, akin to Green Belt, we strongly contend that there is no justification for designating this Site as Local Green Space.

4.0 CONCLUSION

- 4.1 The Draft Worthing Local Plan has identified an overall development capacity within the Borough of 4,182 new homes during the plan period. This represents a shortfall of 66% based on the objectively assessed housing need of 12,801. The Council's spatial strategy is therefore grossly inadequate and results in a significant shortfall in the required level of housing to meet the Borough's needs. Draft policies SP5 and SP6 form a key component of the Council's proposed spatial strategy, and are an unreasonable barrier to sustainable growth and the supply of much needed housing.
- 4.2 Draft Policy SP5: Local Green Gaps seeks to prevent coalescence between adjoining settlements. In the case of Goreing-on-Sea and Ferring, this has already occurred to the immediate south of Chatsmore Farm. The Site instead functions as an area of open land which provides a noticeable 'break' in the urban development which extends alongside the coast. Development at the Site will inevitably extend into this open land, however development within the south of this area could be accommodated without impacting on the existing function of the Site, namely to provide a break in urban development.
- 4.3 CSA has assessed the Site against the criteria for designation as a Local Green Space, as set out in the NPPF. Our assessment found that designation would be wholly inappropriate and unsubstantiated, given that the Site is an extensive tract of farmland and does not have qualities which are demonstrably special and of particular local significance.

Appendix A

Site Location Plan



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Project Chatsmore Farm, Goring-by-Sea
Drawing Title Site Location Plan
Client Persimmon Homes Thames Valley

Date December 2018
Drawing No. CSA/2304/111
Scale @ A4 NTS
Rev -
Drawn SRW
Checked CA

Appendix B

Development Framework Plan



Proposed new pedestrian/cycle link to the existing footway

Retained open space/farmland

Proposed new pedestrian/cycle link to the existing footway

Existing agricultural access point

Proposed vehicular access point off Coleridge Crescent

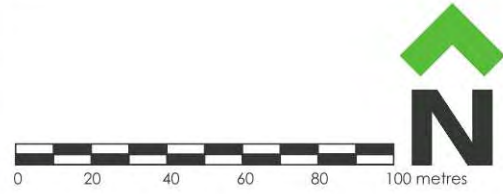
The existing overhead electricity cables with easement will be retrained and incorporated within an area of public open space

Goring-by-Sea Train Station

The proposed new dwellings will respect the privacy and amenity of the existing properties

Proposed new tree planting to filter views of development from adjacent properties

The existing public footpath will be retained and incorporated within a green corridor and areas of public open space



- Site Boundary: 21.5ha
- Proposed residential area: 12.5ha
- Proposed informal and amenity green space
- Retained open space/farmland
- Movement & Infrastructure**
 - Proposed vehicular access point
 - Existing agricultural access
 - Proposed spine street through development
 - Goring-by-Sea Train Station
 - Existing Rail Line
- Green Infrastructure & Recreation**
 - Existing vegetation
 - Proposed tree and hedgerow planting
 - Proposed locations for Local Equipped Areas for Play (LEAP)
 - Proposed locations for Sustainable Drainage (SuDS) features
 - Proposed recreational routes
 - Proposed new pedestrian/cycle links
 - Existing pedestrian link
 - Existing public footpath
 - Existing water features
 - Overhead electricity cables and pylons

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Project	Goring Station, Goring		
Title	Development Framework Plan		
Client	Persimmon Homes Thames Valley		
Scale	1:2000 @ A2	Drawn	AgB
Date	December 2018	Checked	RR
Drawing No.	CSA/2304/110	Rev	-



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Appendix H:

Extract from Landscape and Ecology Study of Greenfield Sites in
Worthing Borough – Review of Low Suitability Sites, March 2017

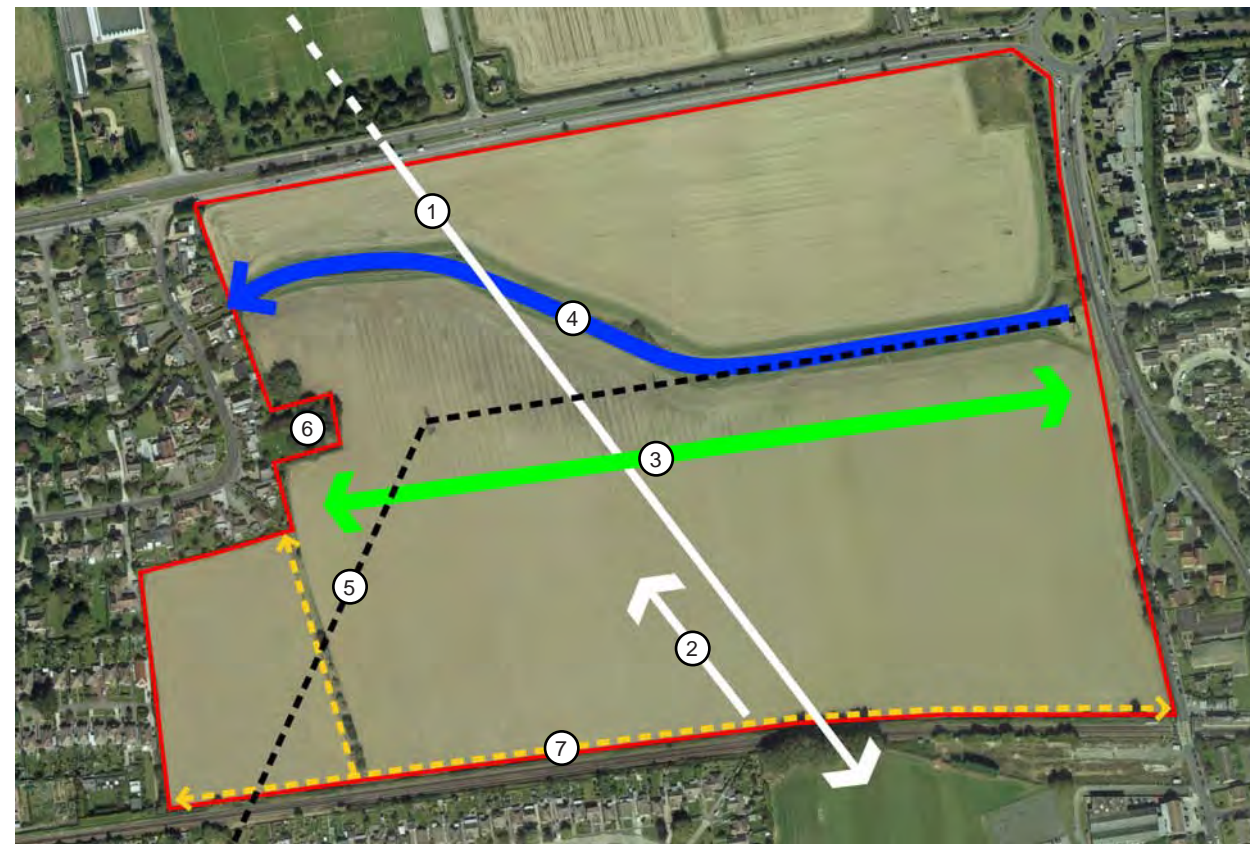


Figure D Site 5 constraints and opportunities (the site is considered as a whole, however areas 5A and 5B identified within the original 2015 Worthing study, and the additional area 5C within Arun are indicated on Figure A)



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

SITE 5B & 5C: ANALYSIS

3.8 Landscape Constraints

(see figure D)

1. Site 5 is visible from the National Park to the north, in particular from Highdown Hill. The site is seen in context with the built up area on three sides and the English Channel on the horizon, and there is a visual connection across the site to open space associated with the school to the south of the railway (see photograph 39).
2. Public rights of way cross the southern part of the site. The eastern half of the public footpath north of the railway has relatively uninterrupted views across the site towards the National Park, in particular Highdown Hill (see photograph 40). There are also views across the site towards Highdown Hill from passing trains, although views are filtered in places by lineside vegetation.
3. The site provides separation between Worthing and the eastern edge of Ferring.
4. Ferring Rife flows towards the west through the central and northern parts of the site.
5. Pylons and overhead cables run through the site and continue over existing housing to the south-west.

3.9 Landscape Opportunities

(see figure D)

6. A small tree group lies at the western edge of the site. This could be extended through additional tree planting within the site.
7. Public rights of way within the southern part of the site should be retained and should be enhanced with new links.

SITE 5B & 5C: POTENTIAL GREEN INFRASTRUCTURE AND DEVELOPMENT

3.10 Potential Green Infrastructure Proposals

(see figure E)

8. Incorporate belt of woodland planting to extend the existing tree group to obscure potential development to the south.
9. Plant hedge and trees along potential eastern extent of development to limit future potential views of housing from the east across the gap to Worthing.
10. Retain open space across the gap to Worthing, and allowing visual link across the site from the Highdown Hill to the open space associated with the school to the south of the railway.
11. Provide alternative footpath link to the north of the potential development area thereby maintaining views of Highdown Hill to the north.

3.11 Potential Development Area

(see figure E)

12. Potential development should be located within the south-west corner of the site, developed in association with the area within Arun to form a logical extension to Ferring, maintaining the gap between Worthing and Ferring, conserving the visual link across the site from the National Park to the open space associated with the school to the south of the railway, and retaining views of Highdown Hill from the majority of the public rights of way.
13. The potential development area in this part of the sit could be maximised by undergrounding of the overhead cables.



Photograph 39 View from public footpath across Highdown Hill within the National Park, looking south-east.



Photograph 40 View from public footpath along the southern boundary of the site, looking north-west.

SITE 5B & 5C: REVIEW OF SENSITIVITY AND VALUE ASSESSMENTS

3.12 Following detailed survey work during winter 2016, and drawing on the opportunities and constraints analysis above, the tabulated sensitivity and value assessment prepared as part of the 2015 study have been reassessed against the potential green infrastructure proposals and potential development area set out above. The original 2015 tables are presented below, along with replacement tables for the reassessment findings.

Site 5B & 5C Sensitivity:

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

Revisions to findings taking into account potential green infrastructure proposals and potential development areas:

		3				2				1						3						3				1							16						
No change.					No change.					No change.					No change.					No change.					No change.					Comprehensive mitigation planting and limited development area as shown on figure E.					No change				

Site 5B & 5C Value:

Landscape designations					Ecological and other designations (eg. heritage, flood zone etc)					Local distinctiveness					Any historic/cultural/ literary associations					Contribution to setting of 'outstanding assets'					Recreation and public access/ locally valued spaces					Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)					Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major				
			4			2							4		1								4				3								22				
Within close proximity of the South Downs National Park to the north.					Within close proximity of listed building to the north. The Environment Agency's Flood Zones 2 and 3 are also close to the north.					Visual connectivity with Highdown and the South Downs National Park to the north. The zone has a degree of distinctiveness locally in that it is part of one of the few open gaps in settlement along the coastal plain.					Close proximity to Highdown Conservation Area, on the other side of the A259.					Forms a part of an undeveloped setting to the South Downs National Park.					Public footpaths along the southern and western boundaries, with views of the National Park, and Goring railway station within close proximity to the east.					Limited due to land use and surrounding human influence, but provides a relief to surrounding built up areas and open undeveloped views north towards the National Park.					SUBSTANTIAL				

Revisions to findings taking into account potential green infrastructure proposals and potential development areas:

			4			2						3				1							3						4				3						20		
No change.					No change.					Now incorporates area within Arun which is surrounded by development on three sides and is less distinctive than the main open gap between Goring and Ferring which is visible from Highdown.					No change.					Now incorporates area within Arun which is surrounded by development on three sides and has less of a contribution to the setting of the National Park that the main open gap between Goring and Ferring which is visible from Highdown.					No change.					No change.					Change to: MODERATE						

SITE 5B & 5C: REVIEW OF SUITABILITY FOR DEVELOPMENT

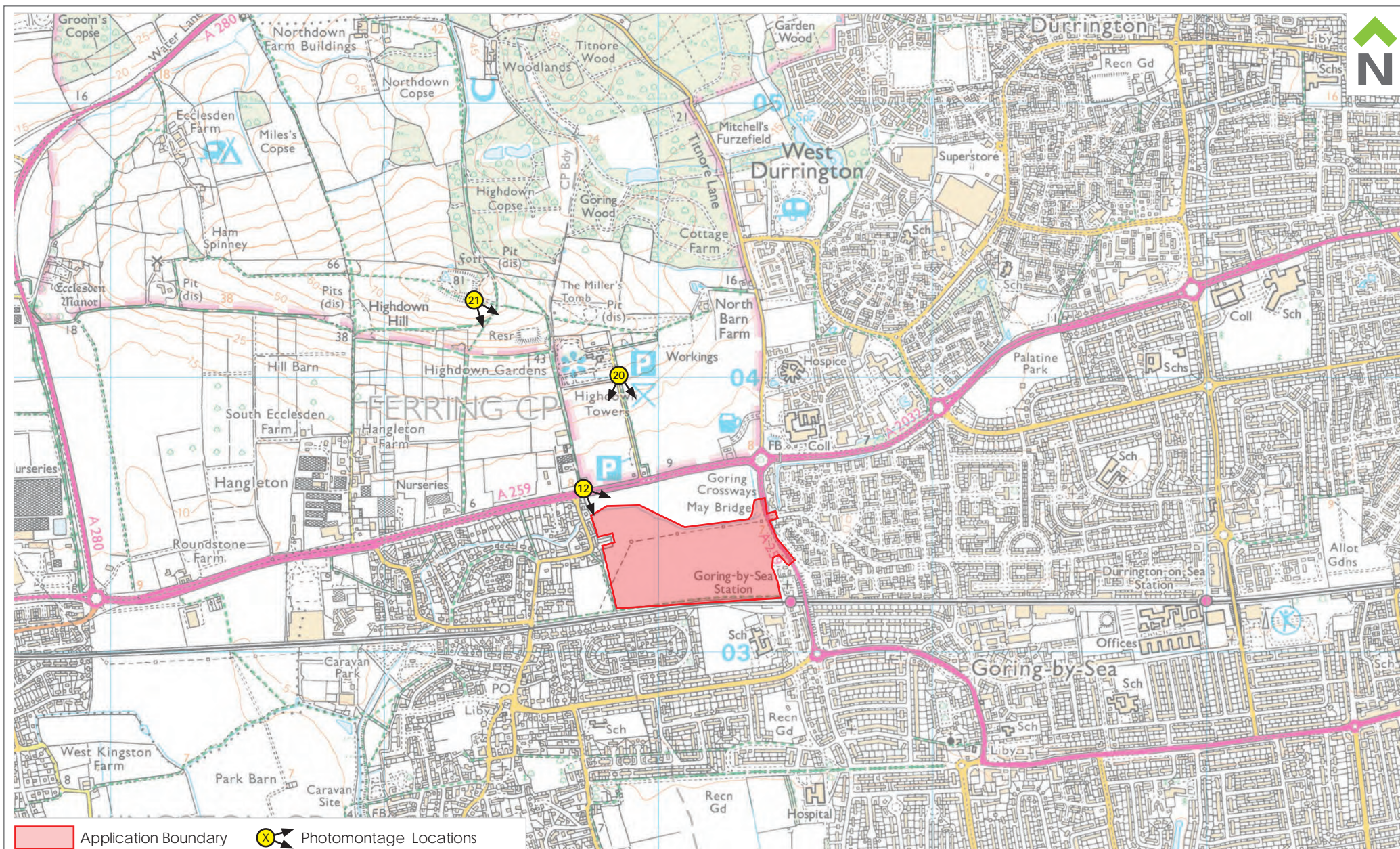
3.13 Suitability is determined by combining sensitivity and value using the inverse matrix shown on page 3. The original 2015 study judged site 5B to have a **Low** suitability. Taking into account the potential green infrastructure proposals and potential development area set out in this updated study, the combined suitability of sites 5B and 5C is considered to be **Moderate** as follows:

Moderate sensitivity x Moderate value = Medium suitability for development

3.14 Sites with a medium suitability are considered to have potential for limited development which should have regard for the setting of outstanding assets such as the National Park, and should take account of the form of existing settlement and the character and sensitivity of adjacent landscapes. In this instance, development within the site should be limited to the development area indicated on figure E, provided the green infrastructure proposals set out are incorporated.

Appendix I:

Photomontages



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Project Land North West of Goring Station
Drawing Title Photomontage Location Plan
Client Persimmon Homes Thames Valley


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



Photograph 12

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Existing View
Planar projection
75% @ A3, 150% @ A1
02.07.2020, 14:53
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Viewpoint Location (Long, Lat): 50.821532, -0.443710
Viewpoint altitude 6m AOD plus 1.5m (approx, rounded to nearest 0.5m)
Location data based on Samsung Galaxy A51 GPS & Google Earth
Distance to closest boundary edge (approx): 106m
Looking direction: south east

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

Approximate extent of Site

Ferring Rife




Photomontage from Viewpoint 12 - Year 1

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Proposed View Year 1

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

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

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

Approximate extent of Site

Ferring Rife




Photomontage from Viewpoint 12 - Year 15

View from A259 - Littlehampton Road looking south east

Visualisation Type 3 - Proposed View Year 15

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

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

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

Approximate extent of Site

Ferring Rife




Photograph 20

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Existing View

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

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
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Drawing Title	Photomontages	Date July 2020		
Client	Persimmon Homes, Thames Valley	Drawn BS	Checked CA	Rev -

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 20 - Year 1

View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Proposed View Year 1

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

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

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Client	Persimmon Homes, Thames Valley	Drawn BS	Checked CA	Rev -

Approximate extent of Site

Ferring Rife



Photomontage from Viewpoint 20 - Year 15

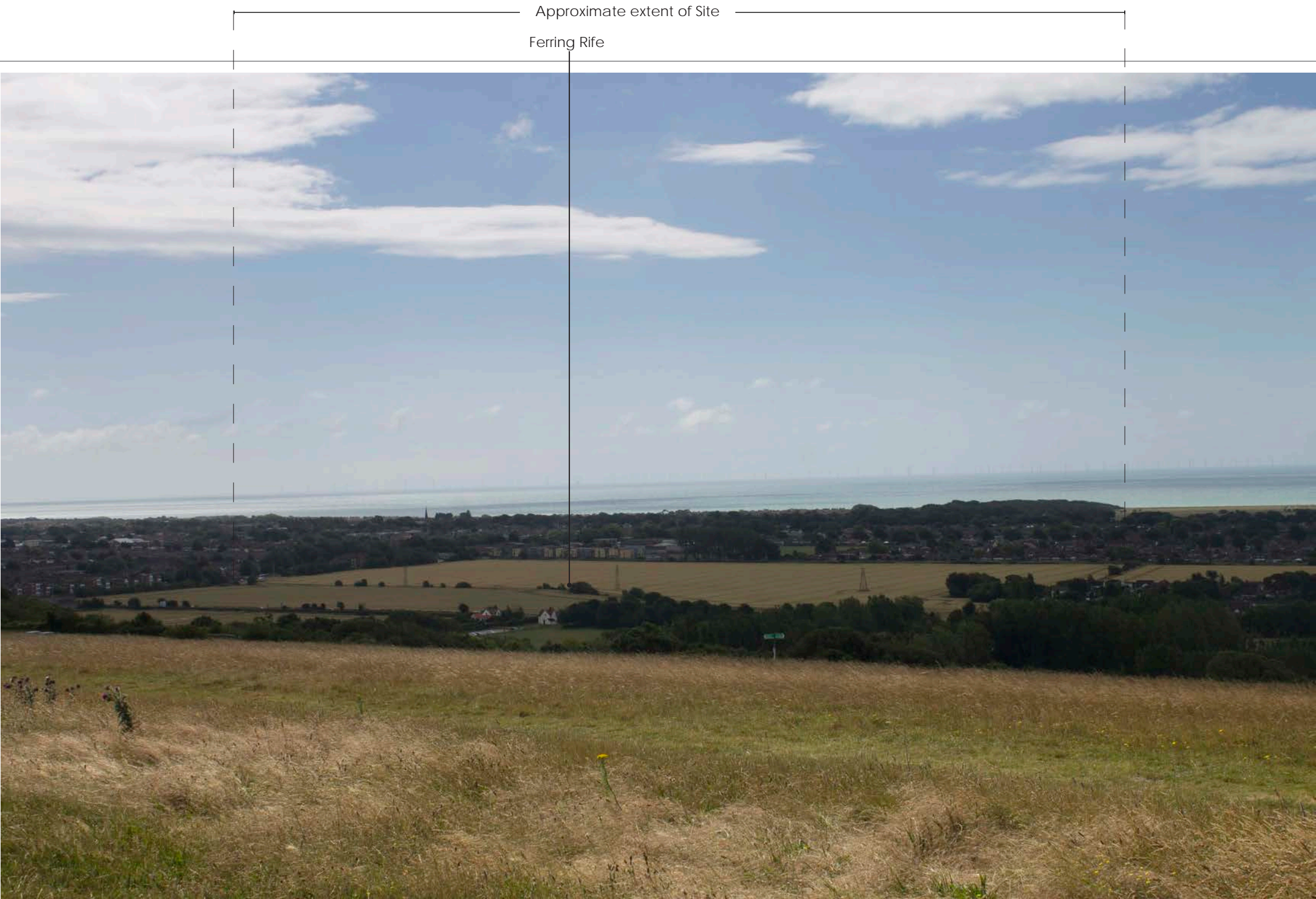
View from public footpath 2139/Highdown Rise

Visualisation Type 3 - Proposed View Year 15

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

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

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Drawing Title	Photomontages	Date July 2020		
Client	Persimmon Homes, Thames Valley	Drawn BS	Checked CA	Rev -



Photograph 21

View from public footpath 2139_3, Highdown Hill viewpoint

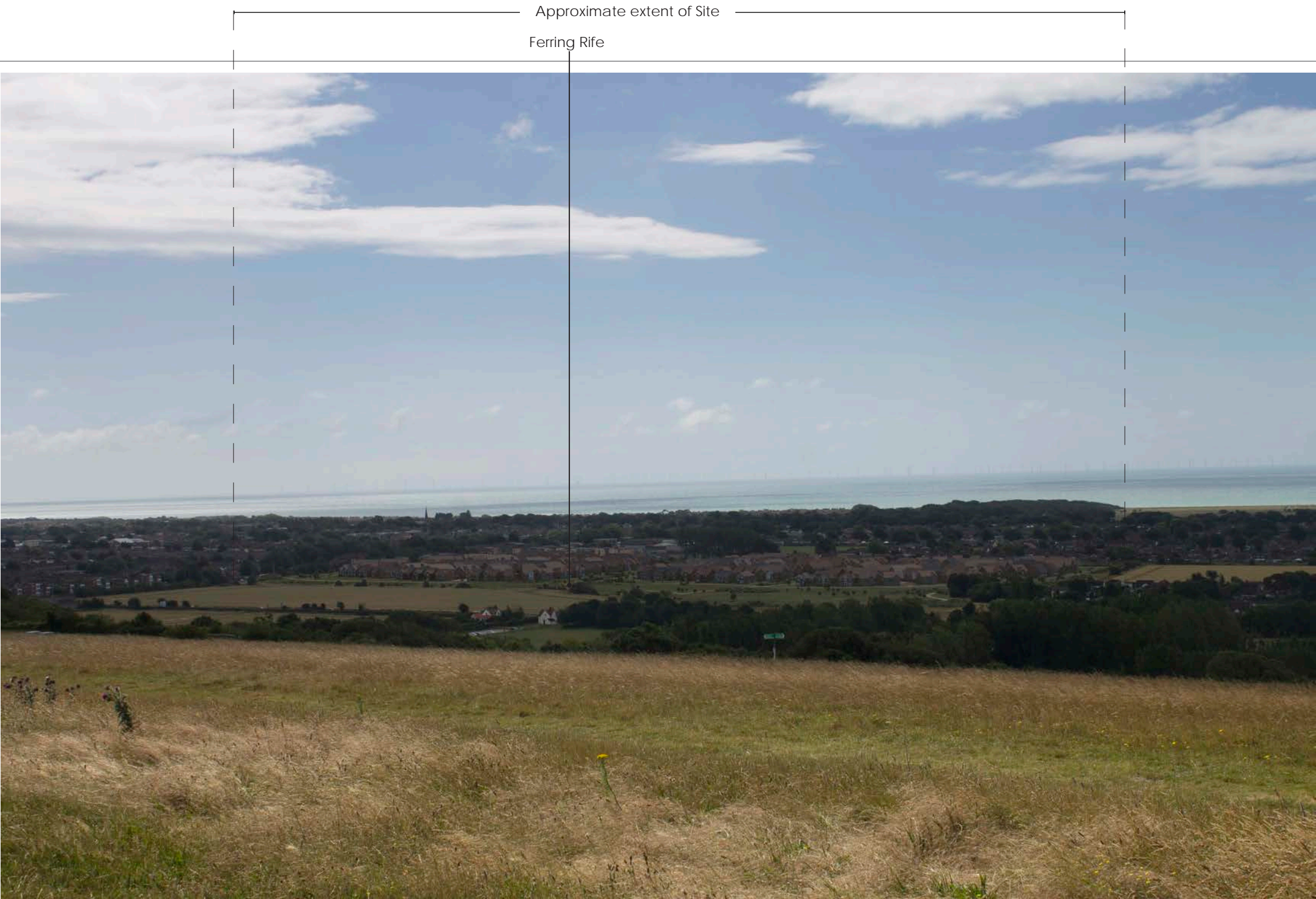
Visualisation Type 3 - Existing View

Planar projection
75% @ A3, 150% @ A1
02.07.2020, 12:23
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Viewpoint Location (Long, Lat): 50.827795, -0.449362
Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)
Location data based on Samsung Galaxy A51 GPS & Google Earth
Distance to closest boundary edge (approx): 907m
Looking direction: south east



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



Photomontage from Viewpoint 21 - Year 1

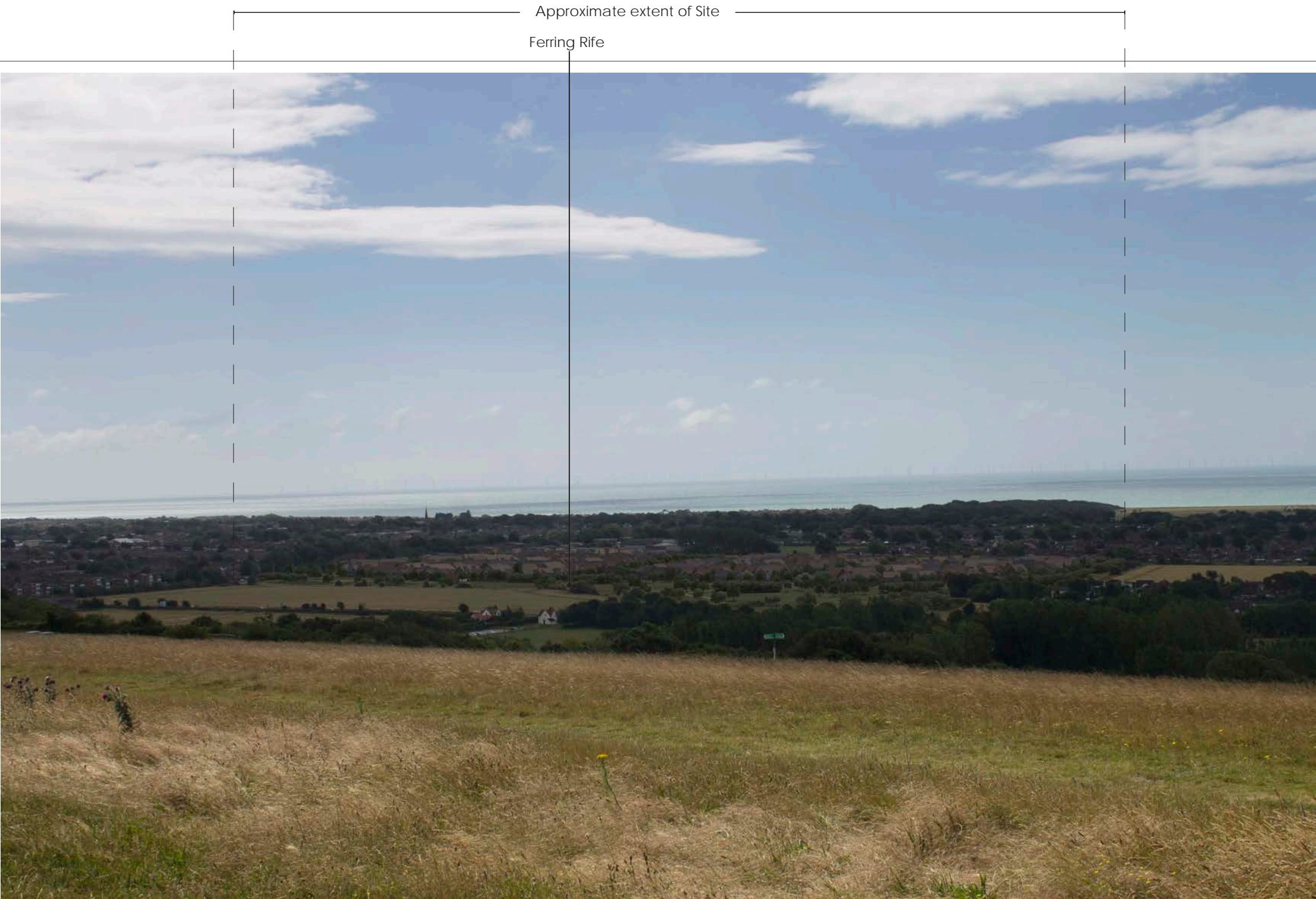
View from public footpath 2139_3, Highdown Hill viewpoint

Visualisation Type 3 - Proposed View Year 1

Planar projection
75% @ A3, 150% @ A1
Based on photography taken on 02.07.2020 at 12:23
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Viewpoint Location (Long, Lat): 50.827795, -0.449362
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Photomontage from Viewpoint 21 - Year 15

View from public footpath 2139_3, Highdown Hill viewpoint

Visualisation Type 3 - Proposed View Year 15

Planar projection
75% @ A3, 150% @ A1
Based on photography taken on 02.07.2020 at 12:23
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Viewpoint Location (Long, Lat): 50.827795, -0.449362
Viewpoint altitude 75m AOD plus 1.5m (approx, rounded to nearest 0.5m)
Location data based on Samsung Galaxy A51 GPS & Google Earth
Distance to closest boundary edge (approx): 907m
Looking direction: south east

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

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land North West of Goring Station	Drawing No. CSA/2304/120		
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Appendix J

Summary of Landscape and Visual Effects

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

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

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

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

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

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

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

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

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

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

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

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

Appendix K

Methodology

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of

making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscape are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables

which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).

- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.				
		Neutral/Negligible/Slight		Moderate	Substantial	
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.				
		Neutral/Negligible/Slight/Moderate			Substantial	

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p>Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p>	<p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
		Partial loss of or impact on key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	
					No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none">• will result in substantial change in the character, landform, scale and pattern of the landscape/ townscape;• are visually intrusive and would disrupt important views;• are likely to impact on the integrity of a range of characteristic features and elements and their setting;• will impact a high quality or highly vulnerable landscape;• cannot be adequately mitigated.	<p>The proposals:</p> <ul style="list-style-type: none">• noticeably change the character, scale and pattern of the landscape/ townscape;• may have some impacts on a landscape/ townscape of recognised quality or on vulnerable and important characteristic features or elements.• are a noticable element in key views;• not possible to fully mitigate.	<p>The proposals:</p> <ul style="list-style-type: none">• do not quite fit the landform and scale of the landscape/ townscape and will result in relatively minor changes to existing landscape character;• will impact on certain views into and across the area;• mitigation will reduce the impact of the proposals but some minor residual effects will remain.	<p>The proposals:</p> <ul style="list-style-type: none">• complement the scale, landform and pattern of the landscape/ townscape;• development may occupy only a relatively small part of the Site;• maintain the majority of landscape features;• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/ townscape and mitigates any loss of vegetation.	<p>The proposals:</p> <ul style="list-style-type: none">• maintain existing landscape/ townscape character;• has no impact on landscape features, such as trees, hedgerows, watercourses, etc.;• utilises a highly degraded landscape or brownfield site.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

		High	Medium	Low
Description of the Receptor		<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>		
			<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	
				<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.					
	Clearly perceptible and noticeable changes within a significant proportion of the view.					
	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).					
	Very minor changes over a small proportion of the view(s).					
	No discernible change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



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ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT

Land north west of
Goring Station,
Ferring, West Sussex,
BN12 6NS

October 2018
(revised August 2020)

Planning Authority:
Worthing Borough
Council

Site centred at:
TQ 10058 03405

Author:
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EXECUTIVE SUMMARY

- Land north west of Goring Station, Ferring, West Sussex, BN12 6NS, has been reviewed for its below ground archaeological potential.
- The site does not contain any relevant designated heritage assets. However, the HER records a number of non-designated archaeological assets on and in close proximity to the study **site**.
- These comprise an extensive flint assemblage and two Palstave axes recovered from the study site. Moreover, a number of multi-period occupation sites, spanning from the prehistoric periods up until the present period.
- The study site is located within the Archaeological Notification Area: Multi-period Settlement Activity Northbrook College, Worthing (DWS8644) as defined by Worthing Borough Council. The red designation signifies the ANA has a high archaeological potential.
- This assessment has considered the potential for other yet to be discovered archaeological assets within the site, and concludes that there is a high potential for prehistoric archaeology and a moderate potential for all other periods
- Agricultural and horticultural use over the past centuries can be seen to have had a moderate negative impact on any sub-surface archaeological remains that may exist.
- The proposed development comprises mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.
- The site is perceived to have high archaeological potential for the late prehistoric periods, a moderate potential for the Roman period, a moderate potential for the Medieval period, and a low potential for all other periods. A late Post-Medieval farm was present within the site.
- As a result of this, and the location of the site within an Archaeological Notification Area, with high archaeological potential, further mitigation measure will be needed in advance of development.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has prepared by George Stewart-Phillips and Edited by Duncan Hawkins of CgMs Heritage (part of the RPS Group) on behalf of Persimmon Homes Thames Valley.
- 1.2 The subject of this assessment, also known as the study site, is Land at Goring Street, Ferring, West Sussex, BN12 6NS. The site is approximately 19.96ha in extent TQ 10058 03405 (Fig. 1) in the Borough of Worthing.
- 1.3 In terms of relevant designated heritage assets, as defined below in Section 2 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or its immediate vicinity.
- 1.4 The study site is located within the (Red) Archaeological Notification Area: Multi-period Settlement Activity Northbrook College, Worthing (DWS8644) as defined by Worthing Borough Council. The red designation signifies the ANA has a high archaeological potential.
- 1.5 Persimmon Homes Thames Valley has therefore commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.6 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the '**Standard and Guidance for Historic Environment Desk-Based Assessments**' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.7 This desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (HER) and other sources. The report also includes the results of a comprehensive map regression exercise.
- 1.8 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later revised in July 2018. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 28 July 2017 (<http://planning.guidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the

importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives **not only from a heritage asset's physical presence**, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of **the asset's** significance and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether **the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest**. Additionally, it is the degree of harm, rather than the **scale of development, that is to be assessed. The level of 'substantial harm' is considered** to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The site is located within the Borough of Worthing, which has produced the Worthing Borough Council Draft Local Plan 2016-2033 Regulation 18, October 2018, and contains the following policy relating to the historic environment:
- a) THE COUNCIL WILL CONSERVE AND ENHANCE THE HISTORIC ENVIRONMENT AND CHARACTER OF WORTHING, WHICH INCLUDES HISTORIC AREAS, BUILDINGS, FEATURES, ARCHAEOLOGICAL ASSETS AND THEIR SETTINGS, IMPORTANT VIEWS AND RELATIONSHIPS BETWEEN SETTLEMENTS AND LANDSCAPES/SEASCAPES.
 - b) THE COUNCIL WILL SEEK TO:
 - i. **UPDATE WORTHING'S CONSERVATION AND HERITAGE GUIDE**
 - ii. **REVIEW WORTHING'S HERITAGE ASSETS**

- iii. **REVIEW WORTHING'S CONSERVATION AREAS (UPDATING THEIR CHARACTER APPRAISALS AND PRODUCING MANAGEMENT PLANS) AND SEEK OPPORTUNITIES TO ENHANCE THEIR CHARACTER AND APPEARANCE IN ACCORDANCE WITH THEIR CHARACTER APPRAISALS AND MANAGEMENT PLANS;**
- iv. TAKE OPPORTUNITIES TO SEEK IMPROVEMENTS TO LISTED BUILDINGS AND BUILDINGS WITHIN CONSERVATION AREAS WHEN THEIR CONDITION HAS DETERIORATED. WHERE REQUESTS ARE NOT COMPLIED WITH THE COUNCIL MAY USE ITS STATUTORY POWERS TO ENFORCE POSITIVE CHANGE;
- v. IDENTIFY AND PROTECT IMPORTANT VIEWS BETWEEN SETTLEMENTS, ACROSS CHARACTER AREAS, AND CAPTURING TRANSITIONS BETWEEN LANDSCAPE, TOWNSCAPE AND SEASCAPE. THIS WILL INCLUDE **CONSIDERING THE RELATIONSHIP BETWEEN 'VIEWS' AND THE 'FUNCTION'** SUCH VIEWS SERVE;
- vi. RECOGNISE THE ROLE OF AND ENCOURAGE THE BEST USE OF HERITAGE ASSETS IN REGENERATION, DESIGN, TOURISM AND EDUCATION;
- vii. USE ARTICLE 4 DIRECTIONS WHERE IMPORTANT HERITAGE ASSETS ARE UNDER THREAT;
- viii. WORK WITH OTHERS, INCLUDING THE LOCAL COMMUNITY WHERE APPROPRIATE, TO ADDRESS HOW BEST TO CONSERVE ANY ASSETS LISTED **ON HISTORIC ENGLAND'S HERITAGE AT RISK REGISTER**, OR ANY OTHER ASSETS AT RISK OF LOSS, AND TO UNDERSTAND THE SIGNIFICANCE OF THE **HISTORIC ENVIRONMENT IN WORTHING'S CHARACTER AND SENSE OF PLACE;** AND
- ix. **HAVE REGARD TO HISTORIC ENGLAND'S RANGE OF PUBLISHED INFORMATION, GUIDANCE AND ADVICE, AND WILL WORK WITH OTHERS TOWARDS IMPLEMENTING BEST PRACTICE**

- 2.15 In terms of relevant nationally designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified on the study site or within its immediate vicinity.
- 2.16 In terms of relevant local designations, the study site is located within an Archaeological Notification Area: Multi-periods Settlement Activity Northbrook College, Worthing (DWS8644), as defined by Worthing Borough Council.
- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks **to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.**

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey (2017) indicates that the bedrock geology comprises Seaford Chalk Formation on the north east of the study site; Lewes Nodular Chalk Formation on the south east of the study site; New Pit Chalk Formation on the south west and undifferentiated chalk on the north west of the study site. Superficial deposits are River Terrace Deposits across the majority of the study site, with Alluvium along the course of the Ferring Rife.
- 3.2 No site investigation works, as indicated on the British Geological Survey Bore Hole Viewer (online) have been undertaken within or near the study site.

Topography

- 3.3 The site is generally flat both north to south and east to west at c. 8m Above Ordnance Survey Datum (AOD), but slopes down to 6m (AOD) where the Ferring Rife bisects the study site.
- 3.4 The nearest water course in the Ferring Rife River, which flows from east to west across the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1799	
Modern	AD 1800	-	Present	

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Fig. 22) also referred to as the study area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until present day.
- 4.3 In terms of relevant designated heritage assets, as defined above at paragraph 2.3.4 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or its immediate vicinity.

- 4.4 The study site is located within the Archaeological Priority Area: Multi-period Settlement Activity Northbrook College, Worthing (DWS8644) as defined by Worthing Borough Council.
- 4.5 The map regression, together with an examination of secondary sources, demonstrates that the site has been agricultural land for the majority of its documented history.
- 4.6 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.7 Previous archaeological work has taken place within the study site, in the form of a fieldwalking exercise. During the winter/spring of 1998-1999 a fieldwalking exercise identified extensive evidence of Bronze Age Activity. During the exercise a large flint assemblage (MWS6960, TQ 10134 03542) was recovered, this consisted of: 93 scrapers; 30 piercers/awls; 20 multi-purpose tools; 2 knives; 7 notched tools and 1 smoother (FWS6584). A high concentration of fire cracked flint was also recovered from the centre of the site. A small amount of medieval and post-medieval pottery was recovered as well.
- 4.8 In addition to this several other finds have been recovered from the study site. A Late Bronze Age Palstave (FWS2770) was found by workmen in c.1960 on the South side of Littlehampton Road, West of Titnore Lane (MWS1148, TQ 103 036). This was thought have been part of a hoard, which was retained by the workmen.
- 4.9 Another Palstave, a trident Palstave (FWS70) was recovered from the same area (MWS5287, TQ103 036).

Early Prehistoric

- 4.10 A number of Early Prehistoric sites and finds have been recorded in close proximity to the study site.
- 4.11 The earliest finds to have been recovered from the study area date from the Palaeolithic. During evaluation (EWS1097, TQ 1080 0383) at Yeoman Way, approximately 540m north-east of the study site, raised beach deposits were found (MWS8020, TQ 10805 03852), thought to have been of pre-Devensian age. Evidence of early human activity

was recovered, in the form of a single flint core (FWS5188) dated between the Upper Palaeolithic and Early Mesolithic (40000 BC – 7001 BC).

- 4.12 During fieldwalking at Hightiten field, approximately 400m north of the northern boundary of the study site, a flint scatter (MWS5628, TQ 1030 0410) was recovered and dated between the Late Mesolithic and Early Neolithic.
- 4.13 Fieldwork at Northbrook farm, approximately 400m north-east of the northern boundary of the study site, revealed evidence of Mesolithic occupation (MWS8010 TQ 10475 04020). Residual flints, a moderately sized flint assemblage containing several cores, a small end scraper, bladelets, and a broken microlith, and a possible ditch were discovered during several phases of archaeological works (EWS984, EWS966 & EWS1079, TQ 1047 0402).
- 4.14 During archaeological evaluation at St Barnabas Hospice (EWS1227, TQ 10456 03844), approximately 250m north east of the study site, worked flints were recovered and assigned a general prehistoric date (FWS5830).
- 4.15 While no certain Neolithic activity has been recorded on the study site, evidence of Neolithic activity has been recorded within the study area and in close proximity to the study site.
- 4.16 Several isolated Neolithic finds have been recovered from within the study area. In a Garden at Ardingley Drive (MWS332, TQ 1096 0311), a Neolithic flint chisel (FWS2730) was recovered, approximately 500m south-east of the eastern boundary of the study site. A late Neolithic polished axe-head (FWS1887) and a fragment of a sandstone shafthole adze was recovered (MWS3131, TQ 0956 0334) from a nursery located approximately 350m west of the western boundary of the study site.
- 4.17 A Neolithic axe (FWS85) was recovered in the area of The Strand (MWS5285, TQ 105 035), approximately 500m east of the eastern boundary of the study site. At Thakeham Drive, a partly polished Neolithic axe-head (FWS2727) was recovered from a garden (MWS5621, TQ 1014 0278), approximately 500m east of the eastern boundary of the study site. A further Neolithic stone axe (FWS2755) was recovered from 77 Acres Building Site (MWS5625, TQ 105 035), approximately 410m south of the southern boundary of the study site.
- 4.18 During a watching brief carried out at St Barnabus Hopsice and Lower Northbrook farm (EWS1227, TQ 10456 03844), approximately 190m north east of the study site, a series

of archaeological features were recorded, with some dating from the Neolithic (MWS11051, TQ 10458 03844). A small quantity of worked flint (FWS5830) was recovered which may have dated from the Neolithic but has been assigned a general Prehistoric date.

- 4.19 Possible Neolithic activity (MWS12266, TQ 1050 0384) was identified during a watching brief at Northbrook College (EWS1567, TQ 1050 0384), approximately 240m north east of the study site. Some burnt flint (FWS6520) and some worked flint dated between the Early Neolithic and Late Bronze Age was recovered.
- 4.20 At Lower Northbrook Farm (MWS11454, TQ 1059 0409), approximately 490m north east of the study site, a small number of worked flints (FWS6052) were recovered during evaluation and historic building recording (EWS1289, TQ 1059 0409). These have been dated between the Early Neolithic and Late Bronze Age.
- 4.21 A series of archaeological works (EWS984, EWS996 and EWS1079, TQ 10475 04020) undertaken at Northbrook Farm, approximately 390m north east of the study site, revealed Neolithic activity within a multi period site (MWS8010, 10475 04020). A series of pits, a stakehole cluster, a stone axe (FWS5185), a curved shallow gully and Early Neolithic flintwork and pottery were discovered.
- 4.22 Overall the study site can reasonably be defined as having a low archaeological potential for the early prehistoric periods.

Bronze Age

- 4.23 For the Bronze Age, there is extensive evidence on the study site and in close proximity to the study site, for this period.
- 4.24 Two Bronze Age Palstave axes have been recovered from the study site itself (MWS1148 & MWS5287, TQ 103 036). The first of these was a Trident Palstave (FWS70). The second (FWS2770) was found by workmen and is thought to have been part of a hoard that was retained by them.
- 4.25 During fieldwalking on the study site, a large and complete flint assemblage was recovered (MWS6960, TQ 10134 03542). The assemblage comprised of: 93 scrapers; 30 piercers/ Awls; 20 multi-purpose tools; 2 knives; 7 notched tools and 1 smoother (FWS6584).

- 4.26 Evaluation at Northbrook College (EWS792, TQ 10533 03772) revealed evidence of a Late prehistoric occupation site (MWS6700, TQ 10533 03772), approximately 230m north east of the study site, in use from the Early Bronze Age to Late Iron Age. This was evidenced by post holes and pottery sherds dating from the Early Bronze Age – Late Iron Age (FWS4922).
- 4.27 At Northbrook College, approximately 310m north east of the study site, evidence of Bronze Age occupation was discovered as a result of archaeological evaluation (EWS650, TQ 1053 0389). Evidence for this came in the form of two post holes dating from the Late Bronze Age to Early Iron Age and worked flint (FWS4609) and pottery (FWS610) dating from the same period.
- 4.28 During evaluation and geoarchaeological test pitting (EWS682, TQ 10658 03967), approximately 480m north east of the study site, several probable Bronze Age features were identified (MWS7403). In addition to this pottery (FWS4708), plant macro remains (FWS4709) and burnt flint (FWS7411) were recovered and dated to between the Late Bronze Age and Late Iron Age.
- 4.29 Archaeological evaluation (EWS1097, TQ 1080 0383) at Yeoman way, approximately 530m north east of the study site, revealed finds of a Bronze Age date. These comprised Late Bronze Age pottery (FWS5189) and a single Late Bronze Age retouched flint flake (FWS5190).
- 4.30 Evidence for Bronze Age occupation was revealed during archaeological evaluation at Northbrook College (EWS1120, TQ 1067 0391), approximately 440m north east of the study site. A number of features were identified, along with associated finds (MWS9142, TQ 1067 0391). The features consisted of: a Late Bronze Age gully, two Late Bronze Age post holes; two ditches in use from the Late Bronze Age to Early Iron Age; an unidentified feature in use from the Late Bronze Age to Early Iron Age; three post holes in use from the Late Bronze age to Early Iron Age and two ditches in use from the Late Bronze Age to the Roman period. Burnt flint was recovered (FWS6046) and pottery sherds dated from the Early Bronze Age – Late Iron Age (FWS6051).
- 4.31 At Northbrook Farm, approximately 400m north east of the study site, during a series of archaeological works (EWS984, EWS996 & EWS1079, TQ 1047 0402) a multi-period occupation site was discovered (MWS8010, TQ 10475 04020). Here, a number of features that were in use throughout the Bronze Age were identified. These were several possible boundary ditches and ditches of varying sites; ten roundhouses and a further

possible five; numerous pits and postholes; a trackway; a ring ditch; a possible animal enclosure represented by stakeholes and postholes and a structure represented by fourteen postholes with an entrance. Finds included: a bronze ring possibly from a harness; a large assemblage of pottery consisting with some sherds of shouldered bowls and jars; fragments of triangular loom weight; a sharpening/ polishing stone and a Late Bronze Age bowl (FWS5186).

- 4.32 During evaluation at The Northbrook Site (EWS1224, TQ 10418 03883), approximately 250m north east of the study site, features dating from the Late Bronze Age to the Late Iron Age were identified. These were a ditch, possible farmstead and a gully (MWS11038, TQ 10418 03883).
- 4.33 Archaeological evaluation and building recording at Lower Northbrook Farm (EWS1289, TQ 1059 0409), approximately 500m north east of the study site, revealed a ditch that had been in use between the Early Bronze Age and Late Iron Age (MWS11545, TQ 1059 0409). Furthermore, worked flints (FWS6052) and pottery sherds (FWS6057) were recovered. The Former has been assigned a date of Early Neolithic – Late Bronze Age, while the latter contains sherds as early as the Early Bronze Age and as late as the medieval period.
- 4.34 During an archaeological watching brief at Northbrook College (EWS1567, TQ 1050 0384), worked flint (FWS6520) dating from the Early Neolithic to Late Bronze Age was recovered, along with a large quantity of pottery (FWS6523) dating between the Early Bronze Age and Roman period.
- 4.35 Overall the study site must be defined as having a high archaeological potential for the Bronze Age.

Iron Age and Roman

- 4.36 No Iron Age features or finds have been recovered from the study site, however there is widespread evidence for Iron Age activity within the 1km search area.
- 4.37 The most extensive evidence for Iron Age archaeology comes from the Multi-Period Site at Northbrook Farm (MWS8010, TQ 10475 04020), approximately 400m north east of the study site. During several phases of archaeological works (EWS984, EWS996 & EWS1079), extensive evidence for Iron Age activity was unearthed. Three distinctive phases of activity were represented. The first phase is represented by three possibly four roundhouses, with associated internal and external ditches. In the second phase

three further roundhouses were identified alongside replacement boundary ditches and possible evidence for industrial activity. The most important development during this phase was the creation of an artificial pond in the central area of the site. The third phase of activity is represented by the creation of a large roundhouse and possible livestock enclosure towards the centre of the site and possible rubbish pits.

- 4.38 At Singleton Crescent, approximately 67m from the study site, a number of Early Iron Age – Roman finds were recovered (MWS333, TQ 1012 0311). These comprised a pottery sherd (FWS2731) and fragments of a quern (FWS2732).
- 4.39 **A Late Bronze Age coin (FWS4565) was recovered 50m east of Miller's Tomb (MWS7327, TQ 0967 0422), approximately 650m north of the study site.**
- 4.40 During an archaeological evaluation at Northbrook College (EWS1120), approximately 440m north east of the study site, a multi period site was discovered with extensive evidence for Iron Age activity (MWS9142, TQ 1067 0391). thirteen ditches, seven post holes, four pits and two non-descript features were recorded, in use between Late Bronze Age to Late Iron Age at varying intervals. Several pieces of burnt clay (FWS6049) dating from the Late Iron Age, a large quantity of pottery (FWS6050) dating from the Early Iron Age to Roman period and a medium quantity of pottery (FWS6051) dating from the Early Bronze Age to Late Iron Age were also recovered.
- 4.41 Archaeological evaluation at the Northbrook site (EWS1224), approximately 240m north east of the study site, revealed several features that are thought to have related to Late Bronze Age to Late Iron Age farmstead (MWS11038, TQ 10418 03883). Features consisted of a number of ditches and gullies. Pottery dating from the Late Bronze Age, Early Iron Age, Middle Iron Age and Late Iron Age was also recovered.
- 4.42 An archaeological watching brief (EWS1227) at St Barnabus Hospice, approximately 235m north east of the study site, revealed remains of an Early Iron Age date (MWS11051, TQ 10458 03844). These consisted of pits, ditches and gullies.
- 4.43 At Lower Northbrook Farm, approximately 510m north east of the study site, during archaeological evaluation and historic building recording (EWS1289), a number of linear features dating from the Iron Age – Roman periods were recorded (MWS11454, TQ 1059 0409). The only associated finds was a large quantity of burnt flint (FWS6054).
- 4.44 Archaeological evaluation at Northbrook College (EWS677 & EWS650), approximately 510m north east of the study site, produced evidence for use of the site during the Late

Bronze Age – Early Iron Age (MWS7347, TQ 10537 03894), as a number of postholes were recorded. Additionally, associated pottery was recovered (FWS4610), along with a flint flake. Furthermore, evaluation and geoarchaeological testpitting (EWS682), approximately 470m north east of the study site, revealed a number of pits and ditches of Iron Age and Romano-British date (MWS7403, TQ 10658 03967). A number of features contained quantities of Iron Age and Roman Pottery. Pottery (FWS4708) dating from the Late Bronze Age – Late Iron Age, plant macro remains (FWS4709) dating from the same period, burnt flint from the same period and Iron Age slag were also recovered.

- 4.45 While no Roman features or finds have been recorded on the study site there is widespread evidence for Roman settlement and activity within the 1km search area.
- 4.46 Several Roman pottery sherds (FWS2728) were recovered near Goring Street in 1959 (MWS331, TQ 1045 0271), approximately 487m south of the study site. Similarly, Roman pottery (FWS2731) and a quern (FWS2732) were recovered from a garden at Singleton Crescent (MWS333, TQ 1012 0311), approximately 70m south of the study site. During fieldwalking (MWS3868, TQ 1030 0410) at Hightiten Barn Field, approximately 420m north of the study site, Roman tile and pottery were recovered.
- 4.47 During work at Boxgrove Road (MWS358, TQ 108 036), approximately 440m east of the study site, sherds of Romano-British pottery (FWS2763) were recovered. Similarly, some 100m south-east of Highdown Towers (MWS373, TQ 1045 0340), approximately 42m east of the study site, a collection of Roman pottery (FWS2778), including samian ware was recovered. Roman pottery (FWS1889) was also recovered from the west of Ferring Lane (MWS3133, TQ 0956 0334), approximately 134m west of the study site. The find comprised a coarse ware jar and a sherd of samian.
- 4.48 During building operations in 1978, evidence for a Roman occupation site and possible villa were discovered (MWS5412, TQ 10485 03811), approximately 230m north east of the study site. Evidence came in the form of footing of a Roman building and several corn drying ovens. A further Romano-British stone building was then partially excavated in 1982 (EWS458).
- 4.49 At Northbrook College, approximately 280m north east of the study site, during several phases of archaeological works (EWS792, EWS649, EWS650 & EWS682), extensive evidence of Roman occupation was found, including a kiln in use during the Roman period (MWS6700, TQ 10533 03772), a Roman bathhouse (MWS7346, TQ 10515 03858); the remains of two other buildings and an associated pit and ditch (MWS7347,

TQ 10537 03894); further pits and ditches (MWS7402, TQ 10658 03967) a large assemblage of pottery (FWS4612), tile (FWS613), a quernstone (FWS4611), a flint core (FWS4614); further pottery (FWS4704); and a lead alloy ring.

- 4.50 A series of archaeological works (EWS984, EWS996 & EWS1079) at Northbrook Farm Multi-period site (MWS8010, TQ 10475 04020), approximately 380m north east of the study site, showed continued activity throughout the Roman period. During this period, the central pond, constructed during the Iron Age, dried up and had a ditch cut into it. This has been interpreted as the establishment of new land division. A large enclosure ditch with two entrances was constructed, along with several other ditches. A series of post holes also date from this period, and are thought to relate to small ancillary buildings associated with the villa towards the south of the site. Also during this period large Romano-British waste pits were dug and filled with ashy deposits. Finds recovered include several fragments of rotary quern, roman pottery (FWS5187) and a copper alloy brooch.
- 4.51 Archaeological evaluation (EWS1120) at Northbrook College revealed continued occupation of the Multi-period site (MWS9142, TQ 1067 0391), approximately 440m north east of the study site, throughout the Roman period. A series of features were discovered along with associated finds (FWS6047, FWS6048 and FWS6050).
- 4.52 During an archaeological watching brief (EWS1227) at St Barnabus Hospice (MWS11051, TQ 10458 03844), approximately 233m north east of the study site, Roman pottery (FWS5828) was recovered.
- 4.53 At Lower North Brook Farm (MWS11454, TQ 1059 0409), during archaeological evaluation (EWS1289), approximately 438m north east of the study site, several features were recorded that were in use during the Roman period. These were: a ditch in use between the Early Iron Age and Roman periods; a ditch in use during the Roman period; a gully and an undefined feature. Numerous sherds of Roman pottery were found along with these features.
- 4.54 An archaeological watching brief (EWS1567) undertaken at Northbrook College revealed evidence of Roman activity (MWS12266, TQ 1050 0384), approximately 260m north east of the study site. Two ditches were discovered along with Roman pottery.

- 4.55 In view of the absence of Roman and Iron Age finds from fieldwalking, it can be suggested that the study site probably comprised of agricultural land in this period. Therefore, a low potential for settlement remains is expected.

Anglo-Saxon/Early Medieval

- 4.56 The only evidence of Anglo-Saxon or Early Medieval activity within this period comes from etymological evidence. Mills (Mills 2011, page 187) suggests that the name *Ferring* dates from 765AD.
- 4.57 In terms of physical evidence, none has been found on or in close proximity to the study site.
- 4.58 Overall the archaeological potential of the study site for these periods can reasonably be defined as low.

Medieval

- 4.59 Ferring is mentioned in the Domesday Book in 1086 as *Feringes*, possibly meaning: **'settlement of the family or followers of a man called Fēra'** (Mills 2011, page 187). It was recorded as having 15 villagers, 18 small holders a 1 slave (Open Domesday). Goring is also mentioned at this time as *Garinges*, meaning **'settlement of the family or followers of a man called Gāra'** (Mills 2011, page 209). It was recorded as having 13 villagers and 8 cottagers at this time.
- 4.60 In terms of physical evidence, a very small amount of medieval finds have been recovered from the study site itself. This came in the form of low quantities of Medieval pottery, recovered during fieldwalking (MWS6960, TQ 10134 03542). This probably results from the manuring of agricultural fields.
- 4.61 Within the search area, greater quantities of medieval archaeology have been identified.
- 4.62 During extensions to the Methodist Church at Bury Drive (MWS350, TQ 1105 0268), approximately 820m south east of the study site, evidence of a Medieval settlement was identified. Here, evidence of a rectangular hut, with a central hearth was discovered, with several associated rubbish pits and four ditches. Pottery associated with the site, suggested the occupation was confined to the 13th century.

- 4.63 At Hightiten Barn Field, approximately 400m north of the study site, during field walking (MWS3869, TQ 1030 0410), a concentration of medieval pottery and tile were discovered.
- 4.64 During an archaeological evaluation (EWS657) at North Barn Historic Outfarm, approximately 20m north of the study site, a possible Medieval posthole was recorded (MWS7351, TQ 10255 03728). Additionally, Medieval pottery (FWS4624) and a nail (FWS4625) were recovered.
- 4.65 Archaeological works (EWS984, EWS996 & EWS1079) at the Multi-period Site at Northbrook Farm (MWS8010, TQ 10475 04020), approximately 380m north east of the study site, revealed evidence of Medieval activity. This came in the form of a ditch, interpreted as a livestock enclosure and several pits.
- 4.66 Archaeological evaluation (EWS1224) carried out at The Northbrook Site (MWS11038, TQ 10418 03883), approximately 230m north east of the study site, revealed a single medieval pit.
- 4.67 As a **result of the 'Historic Farmstead and Landscape Character in West Sussex' Project** (EWS1061), Hangleton Farm (MWS11167, TQ 091 032) has been dated to the Medieval period. Hangleton Farm is located approximately 580m west of the study site.
- 4.68 Overall the study site can be considered to have a low potential for settlement remains as it is likely to have comprised of agricultural land during this period. As such evidence of land divisions and agricultural activity may be represented.

Post Medieval & Modern (including map regression exercise)

- 4.69 Our understanding of settlement, landuse and the utilisation of the landscape during these periods is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.70 The 1724 Budgen Map of Sussex (Fig. 3), shows the study site located to the west of Goring, referred to as *Goreing*, and north of Ferring, in what can be assumed to be agricultural or common land.
- 4.71 By the 1795 Gardner & Gream Map of Sussex (Fig. 4), the site can be seen to be made up of several fields, with their field divisions apparent. The 1806 Ordnance Survey Drawing (Fig. 5) depicts a similar situation, however the area covered by the study site

has been further divided into more fields. In addition, a small cluster of buildings has developed towards the south-eastern edge of the study site. This cluster of buildings is recorded in the HER as an Historic Outfarm, which has been destroyed/ totally lost (MWS12907). Several other buildings are depicted around the outside edge of the study site. These represent various farmsteads which are mentioned in the HER: MWS10217 (Farmstead at Falklands Green); MWS10280 (Farmstead at Falklands Green); MWS7351 (North Barn Historic Outfarm); MWS9993 (Site of Dairy Farm Historic Farmstead) & MWS13893 (Site of Walnut Tree House Historic Farmstead).

- 4.72 The 1813 Ordnance Survey Old Series (Fig. 6) and the 1825 C & J Greenwood Map of Sussex (Fig. 7), do not depict the cluster of buildings and only some of farmsteads mentioned above. However, this merely reflects the buildings have been omitted due to the small scale of the maps
- 4.73 By the 1840 Ferring and 1843 Goring-By-Sea Tithe Maps (Fig. 8), the cluster of buildings identified in the 1806 Ordnance Survey Drawing (Fig. 5) are shown in detail. They are described in the 1843 Goring-by-Sea award as *Farm House, Outbuildings and Yards and Cottage and Garden*. They are still described as this in the 1870 re-apportionment award. The rest of the site is split over fifteen plots whose state of cultivation is arable/ grassland. The Ferring Rife River is also shown to flow from east to west across the centre of the site. The other farmstead mentioned in section 4.70 is also depicted.
- 4.74 The 1875-76 Ordnance Survey Map (Fig. 9) shows some change to the site. Many of the plots identified in the tithe maps have merged into bigger plots, the farmsteads surrounding the site have increased in size, most notably North Barn and a foot path has emerged in the south west corner of the study site, this remains today. The most notable change however is the disappearance of the Historic Outfarm (MWS12907). It is around this time that the Outfarm must have been destroyed or lost, as described in the HER.
- 4.75 The 1896, 1909-10, 1932-33, 1938-43, 1962 and 1974 Ordnance Survey Maps (Figs. 10, 11, 12, 13, 14, 15) shows gradual development in the areas around the study site, and little to no development on the study site.
- 4.76 By the 2002 Ordnance Survey Map (Fig. 16) a sluice has been constructed in the north-east corner of the study site. The site has subsequently remained unchanged (Fig. 17).

- 4.77 The 2000, 2007 and 2010 Google Earth Images (Figs. 18, 19 & 20) show that the site has been heavily ploughed. Figure 19 and 20 also show some crop marks located in the area south of where the Ferring Rife curves. Some of these are former historic field boundaries.
- 4.78 Overall the study site has a generally low archaeological potential for the Post-Medieval period though evidence of land division and agricultural activity will be represented. However, in the extreme south east of the study site, the remains of a late Post Medieval farm are likely to be represented.

Assessment of Significance (Designated Assets)

- 4.79 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines **the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**
- 4.80 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no nationally designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.

Assessment of Significance (Non-Designated Assets)

- 4.81 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Early Prehistoric	Low potential, local significance
Late Prehistoric	High potential, regional significance
Roman	Low potential, local significance
Anglo-Saxon	Low potential, local significance
Medieval	Low potential, local significance
Post Medieval	Low to moderate potential, local significance
Modern	Low potential, local significance

- 4.82 On this basis, any remains, should they occur on the study site, would in the context of **the Secretary of State's non**-statutory criteria for Scheduled Monuments (DCMS2013) be of most likely local or regional significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The site is currently occupied by farmland (Figs. 18, 19, 20). Cartographic evidence shows that has been occupied by farmland since the 18th century.
- 5.2 Agricultural/horticultural use of the study site can be considered likely to have had a moderate, widespread negative archaeological impact. The site is bisected east to west by the Ferring Rife river.
- 5.3 The LiDAR data plot (Fig. 21) shows no apparent surface archaeological features apart from several c.18th or 19th century field boundaries towards the centre of the site which can be seen on the 1849 Ferring Tithe Map & 1843 Goring-By-Sea Tithe Map (Fig. 8).

Proposed Development

- 5.4 The proposed development comprises mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.5 No designated heritage assets lie on or within close proximity of the study site.

Review of Potential Development Impacts on Non-Designated Assets

- 5.6 Non-designated heritage assets comprise the discovery of a large flint assemblage (FWS6584) and two Palstave axes (FWS2770 & FWS70), on the study site.
- 5.7 Within the 1km search radius a number of multi-period occupation sites spanning from the prehistoric periods to modern have been discovered within close proximity to the study site.
- 5.8 The proposed development could potentially impact on any yet to be discovered archaeological assets.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land at Goring Street, Ferring, West Sussex, BN12 6NS, has been assessed for its below ground archaeological potential.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant designated heritage assets, no nationally designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.4 The site is located within a (Red) Archaeological Notification Area: The Multi-Period Settlement Activity Northbrook College, Worthing (DWS8644), as defined by Worthing Borough Council. The red designation meaning it is of high archaeological potential.
- 6.5 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Early Prehistoric	Low potential, local significance
Late Prehistoric	High potential, regional significance
Roman	Low potential, local significance
Anglo-Saxon	Low potential, local significance
Medieval	Low potential, local significance
Post Medieval	Low to moderate potential, local significance
Modern	Low potential, local significance

- 6.6 Therefore, it can be considered that the proposed development has the potential to have a negative archaeological impact. On this basis and as the site is located within an Archaeological Notification Area of high potential, further archaeological mitigation measures will be needed in advance of development.

SOURCES CONSULTED

1. General

British Library
West Sussex Historic Environment Record
West Sussex Record Office
The National Archive

2. Internet

British Geological Survey –
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England –
<http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

3. Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, revised 2017

DCMS Scheduled Monuments and Nationally Important Non-Scheduled Monuments 2013

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised July 2018)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England *Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England *Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

Mills, A.D. *A Dictionary of British Place Names* 2011

4. Cartographic

1724 Budgen Map of Sussex

1795 Gardner & Gream Map of Sussex

1806 Ordnance Survey Drawing

1813 Ordnance Survey Old Series

1825 C & J Greenwood Map of Sussex

1840 Ferring Tithe Map & 1843 Goring-By-Sea Tithe Map

1875-76 Ordnance Survey (1: 10560)

1896 Ordnance Survey (1: 10560)

1909-10 Ordnance Survey (1: 10560)

1932-33 Ordnance Survey (1: 10560)

1938-1943 Ordnance Survey (1: 10560)

1962 Ordnance Survey (1: 10560)

1974 Ordnance Survey (1: 10000)

2002 Ordnance Survey (1: 10000)

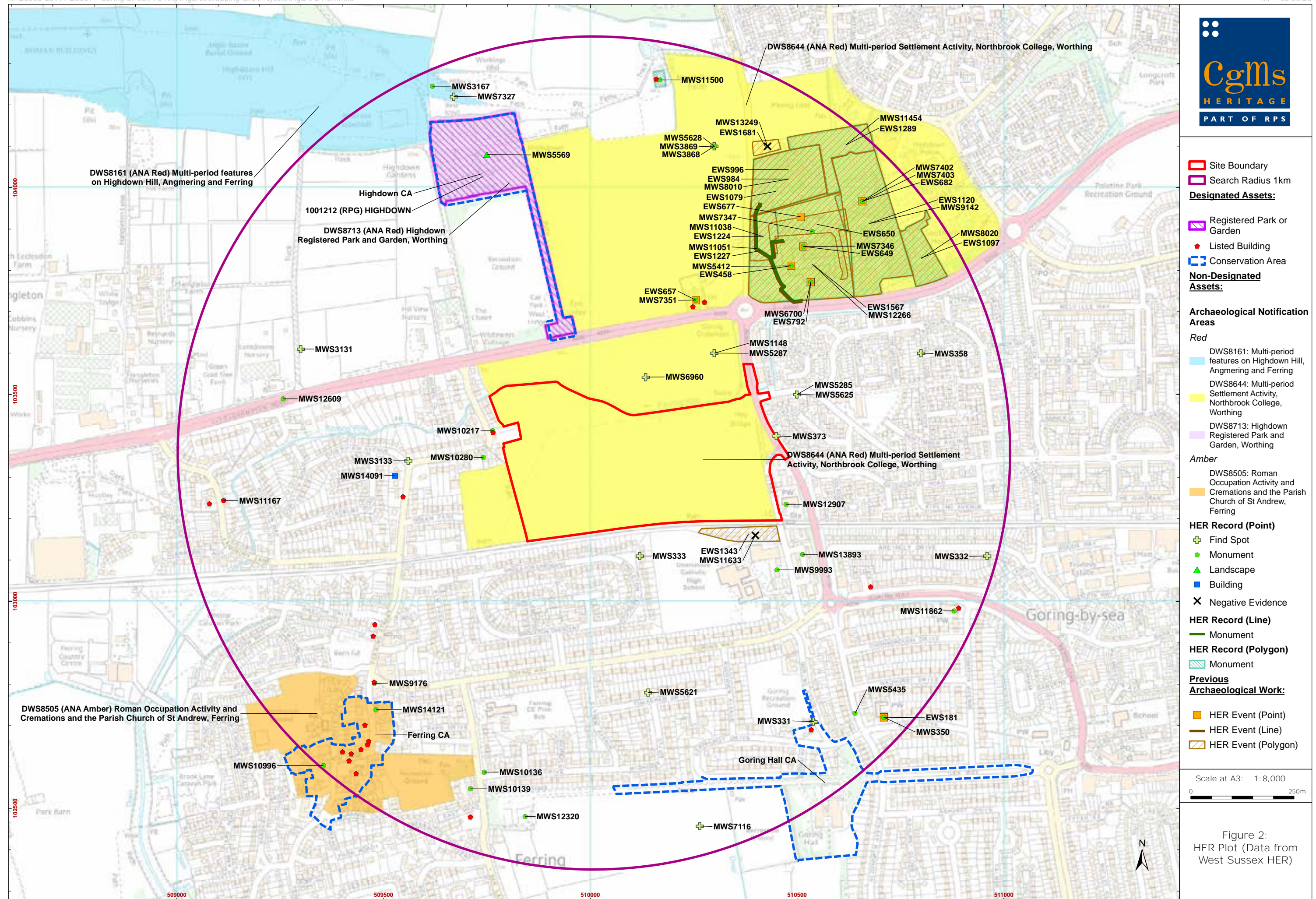
2014 Ordnance Survey (1: 10000)

2000 Google Earth Image

2007 Google Earth Image

2010 Google Earth Image







 Approximate Site Location




Scale at A4: 1:25,000 approx.

0 750 m

Figure 3:
1724 Budgen Map of
Sussex



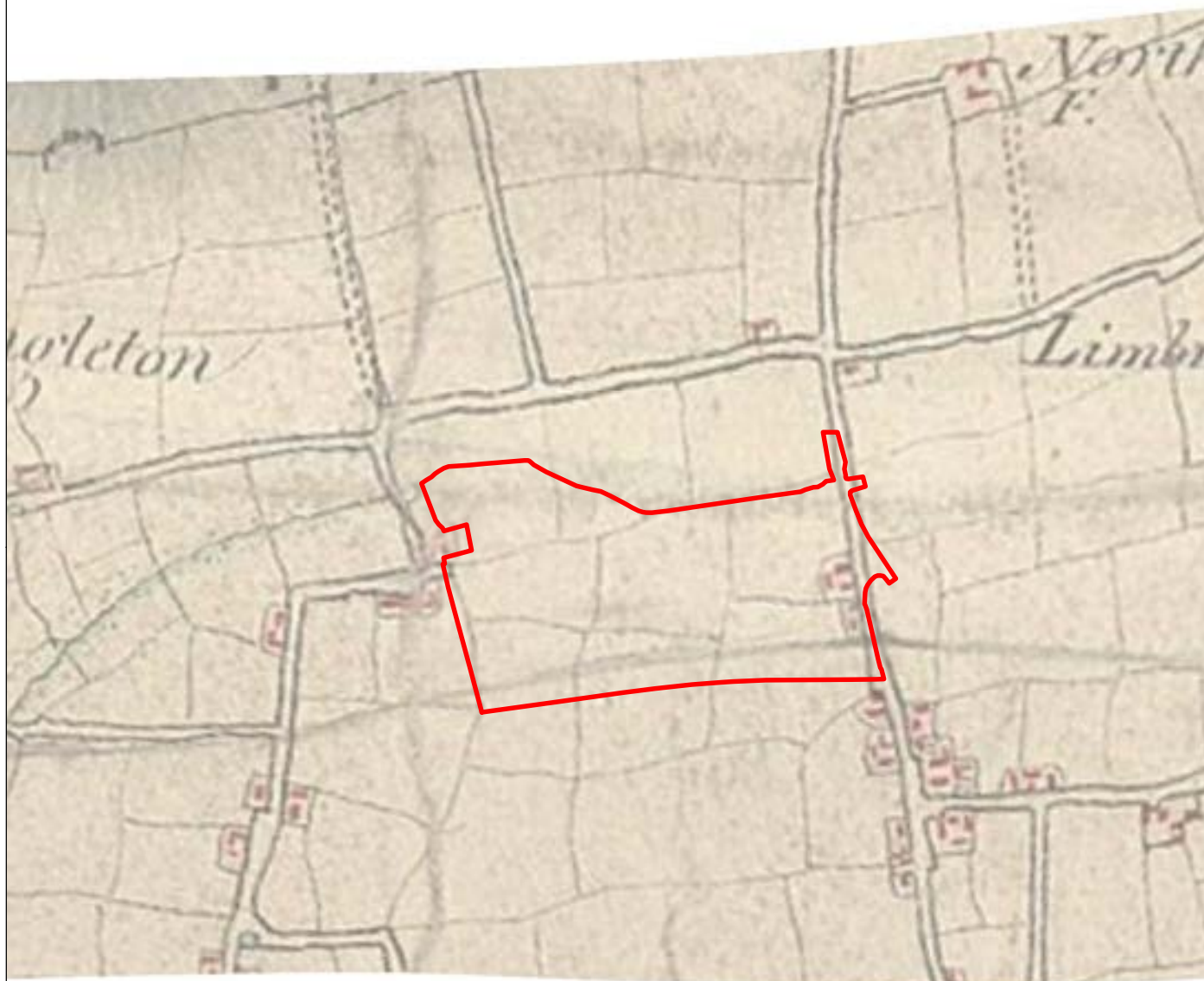
 Approximate Site Location




Scale at A4: 1:25,000 approx.

0 750 m

Figure 4:
1795 Gardner & Gream
Map of Sussex



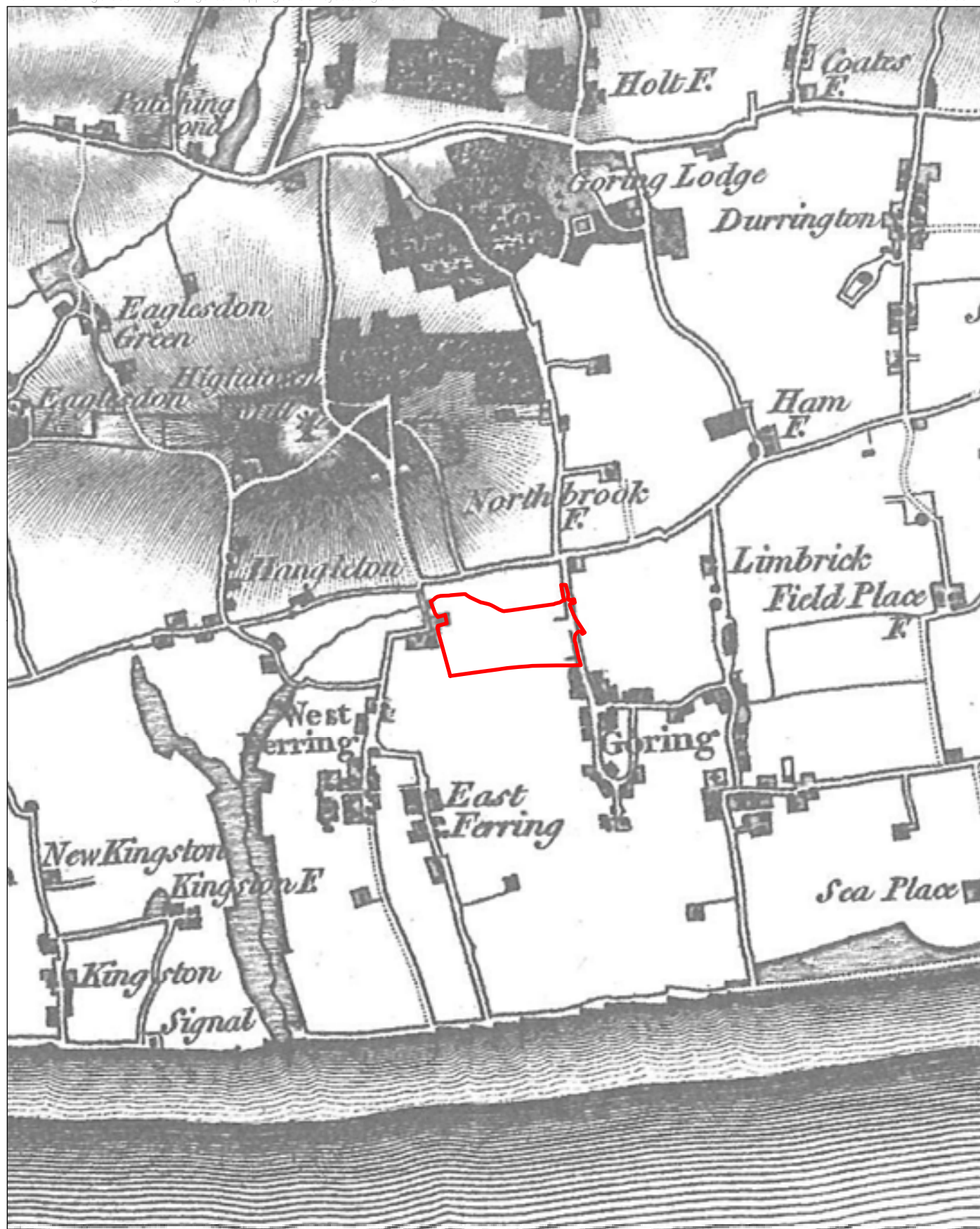
 Approximate Site Location




Scale at A4: 1:10,000 approx.



Figure 5:
1806 Ordnance Survey
Drawing



 Approximate Site Location




Scale at A4: 1:25,000 approx.

0 750 m

Figure 6:
1813 Ordnance Survey
Old Series



 Approximate Site Location



Scale at A4: 1:25,000 approx.



Figure 7:
1825 C & J Greenwood
Map of Sussex



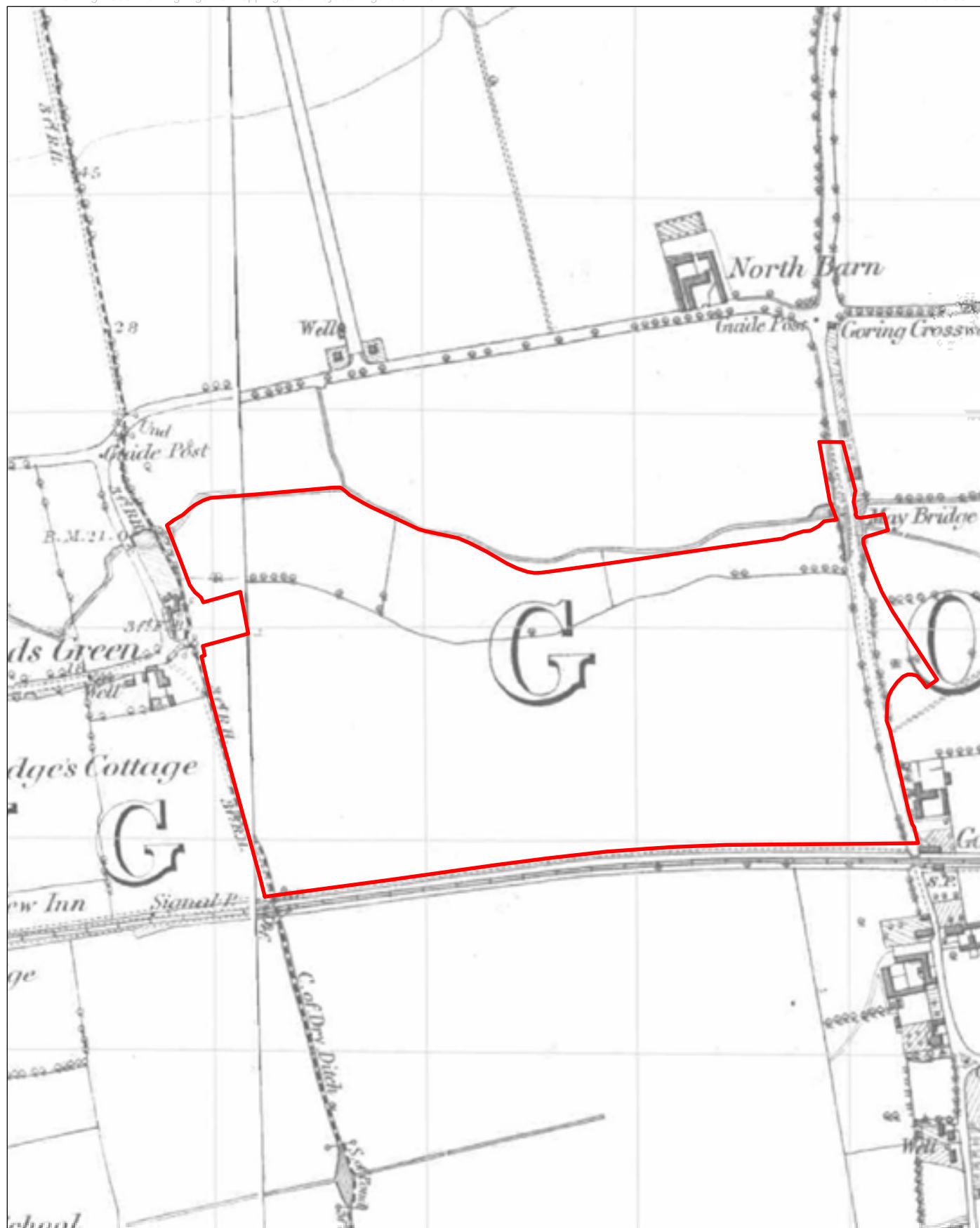
 Site Boundary



Scale at A4: 1:5,000



Figure 8:
1840 Ferring Tithe Map
& 1843 Goring-By-Sea
Tithe Map



 Site Boundary



Scale at A4: 1:5,000



Figure 9:
1875-76 Ordnance
Survey (1:10560)



Site Boundary



Scale at A4: 1:5,000



Figure 10:
1896 Ordnance Survey
(1:10560)



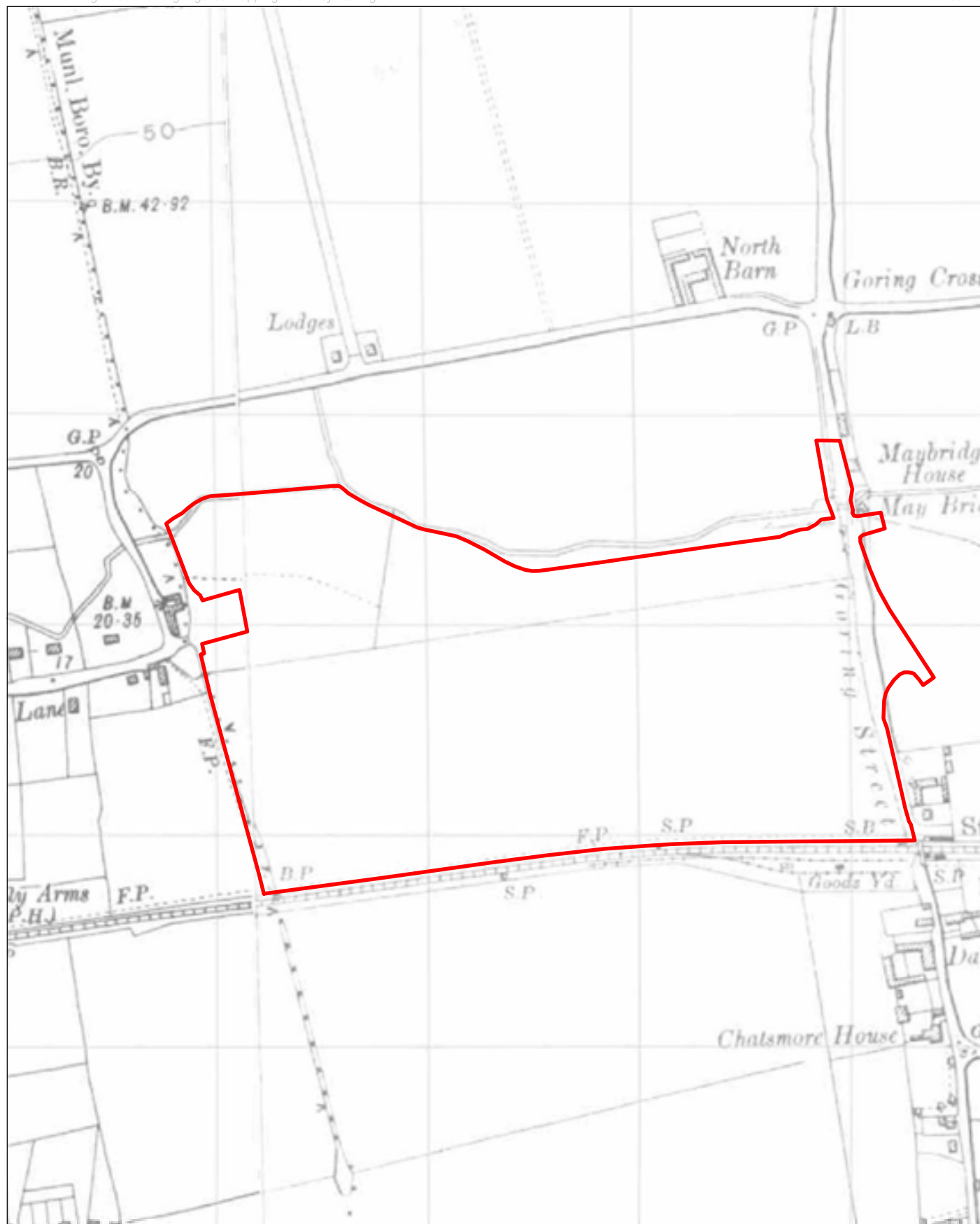
Site Boundary



Scale at A4: 1:5,000



Figure 11:
1909-10 Ordnance
Survey (1:10560)



Site Boundary



Scale at A4: 1:5,000



Figure 12:
1932-33 Ordnance
Survey (1:10560)



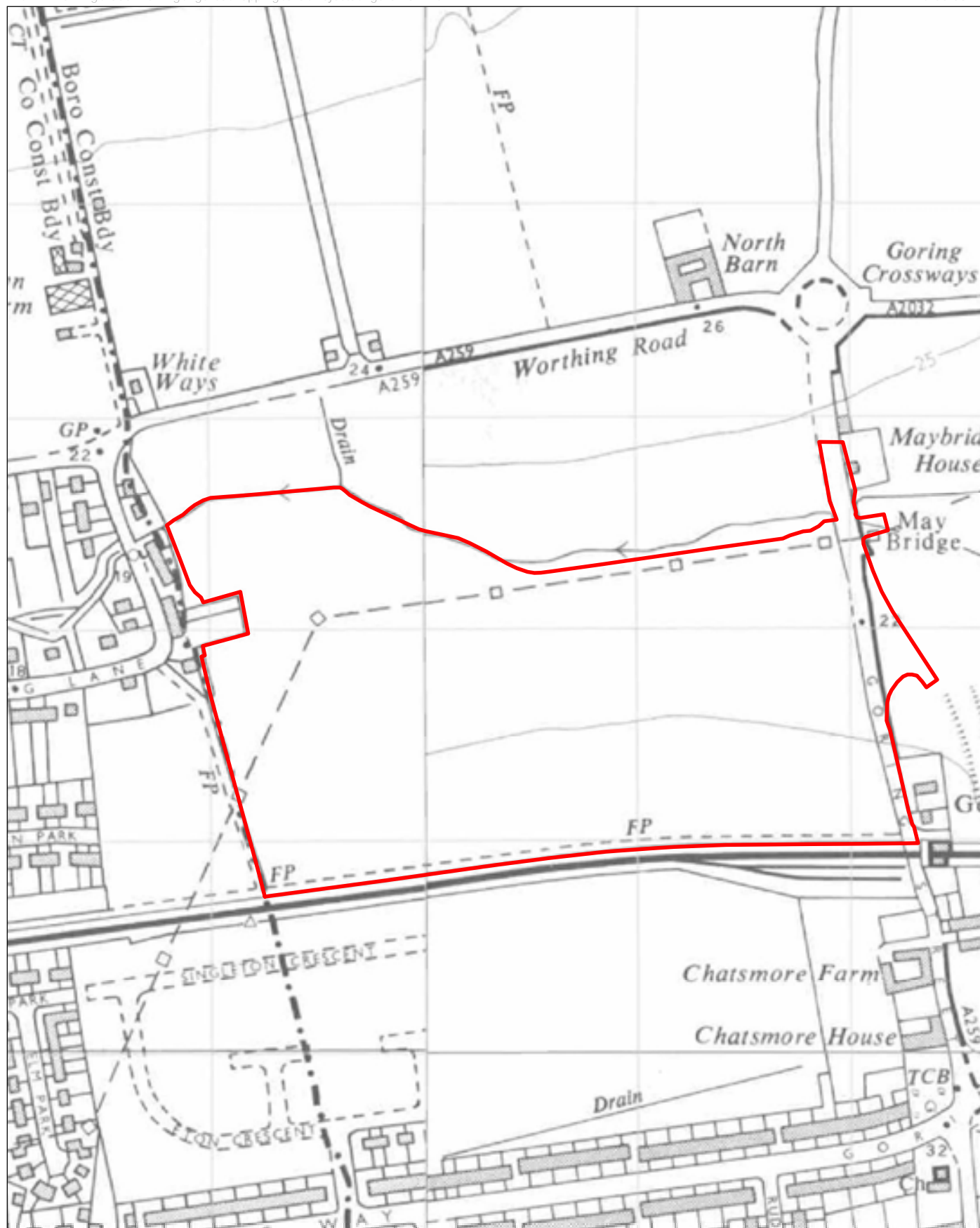
 Site Boundary



Scale at A4: 1:5,000



Figure 13:
1938-1943 Ordnance
Survey (1:10560)



 Site Boundary



Scale at A4: 1:5,000



Figure 14:
1962 Ordnance Survey
(1:10560)



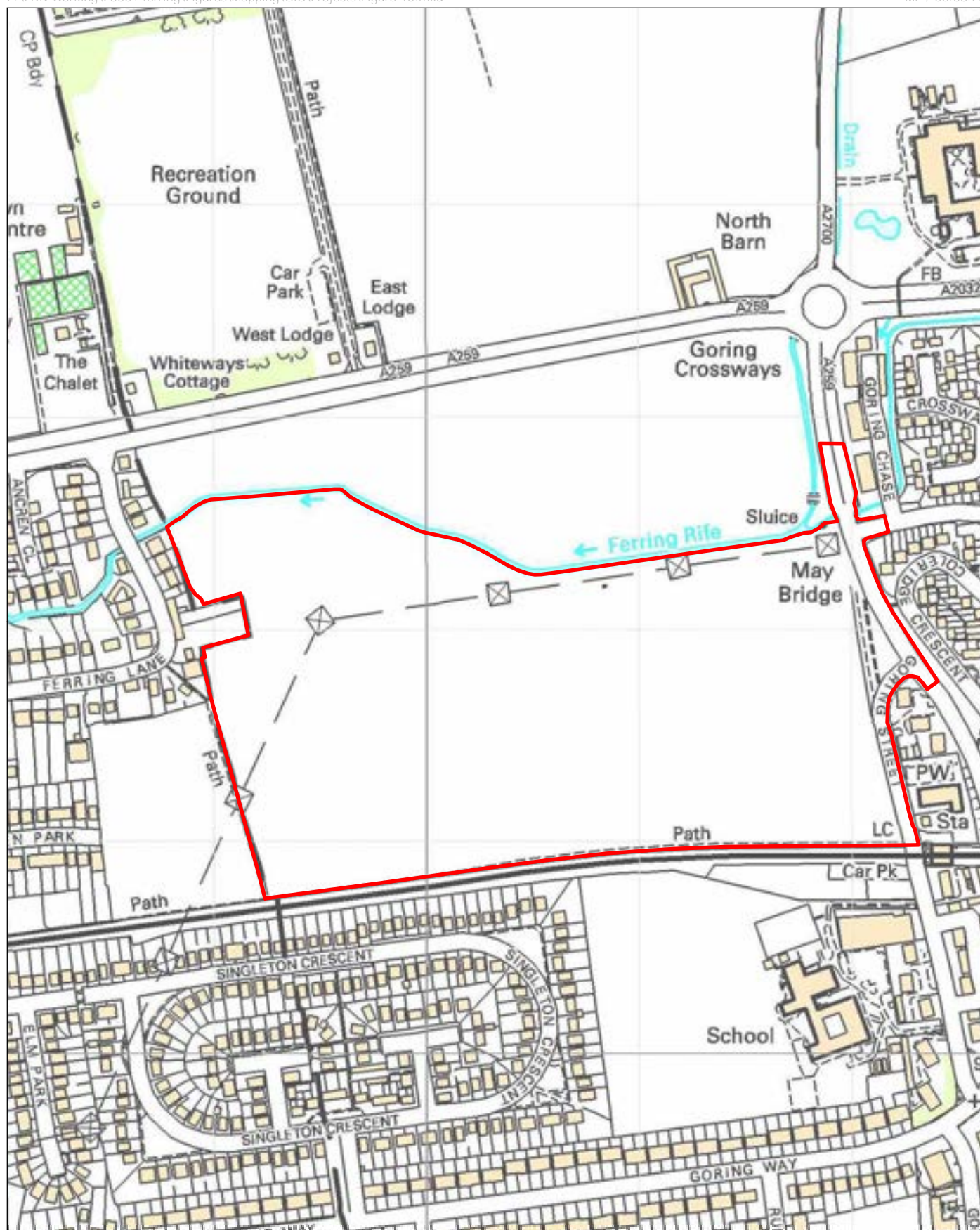
Site Boundary



Scale at A4: 1:5,000



Figure 15:
1974 Ordnance Survey
(1:10000)



 Site Boundary



Scale at A4: 1:5,000



Figure 16:
2002 Ordnance Survey
(1:10000)



Site Boundary



Scale at A4: 1:5,000



Figure 17:
2014 Ordnance Survey
(1:10000)



 Site Boundary



Scale at A4: 1:5,000



Figure 18:
2000 Google Earth
Image



 Site Boundary



Scale at A4: 1:5,000



Figure 19:
2007 Google Earth
Image



 Site Boundary



Scale at A4: 1:5,000



Figure 20:
2010 Google Earth
Image



 Site Boundary

LIDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
Nov 2010

Processing:
simple Local Relief Model
overlaid on Multi-direction
Hillshade



Scale at A3: 1:3,500



Figure 21:
LiDAR Data Plot

Cgms

www.cgms.co.uk

CgMs Heritage (part of RPS Group)

TB/25222



Land North West of Goring Station

Design & Access Statement - August 2020

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INTRODUCTION

This Design and Access Statement has been prepared in support of an outline planning application with all matters of detail reserved for subsequent determination at Reserved Matters stage for:

“Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.”

This document provides information relating to the site and its context, before an assessment of the constraints and opportunities associated with the site and surrounding area.

The following sections outline the design approach, providing additional detail on the vision for the site and key principles that underpin the proposals. Additional information is provided on the landscape strategy for the site and the architectural character of proposed buildings.

SUMMARY OF PROPOSAL

Site Area

- 19.96 Ha

Nature

- Large areas of open space in the form of parkland including green corridors with new planting
- A considered Sustainable Drainage Strategy (SuDS)
- A sensitive approach to existing ecological and biodiversity assets to ensure that they are protected and enhanced throughout to create a biodiversity net gain

Amount and Use

- Up to 475 residential units including 30% affordable housing
- New mixed use local centre in the vicinity of the train station
- Extension to train station car park

Access

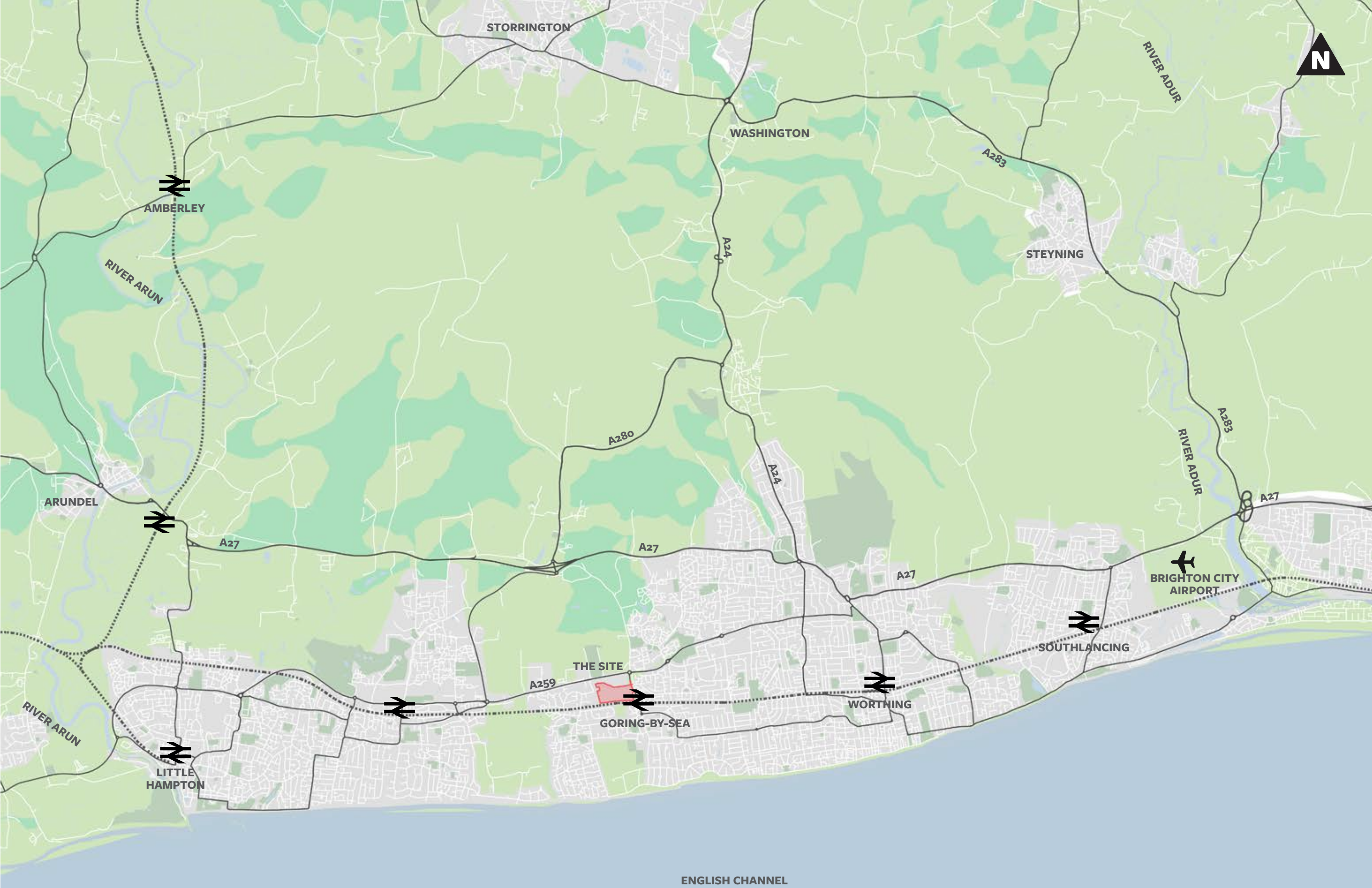
- An attractive and well landscaped new roundabout access into the site providing simple vehicle movements and allowing traffic to flow unhindered.
- Additional secondary access point for emergency and service vehicles.
- Extension to the existing railway car park to provide additional parking opportunities.

Scale

- Buildings heights vary from 1.5 storey in the western and northern part of the site to 3 storey. Potential for 4 storey height buildings near the train station to provide greater enclosure and a building hierarchy.

Appearance and Materials

- Buildings will be predominantly traditional in form, with contemporary detailing, forms and appearance near the train station.
- Traditional West Sussex vernacular and materials include brick, render and flint with elements of flint walls and slate effect and plain tiles for roofs



CONCEPTUAL LOCATION PLAN

PLANNING POLICY CONTEXT

This section provides a brief summary of the Planning Policy context for the site. Please refer to the Planning Statement for a fuller explanation.

The Worthing Core Strategy (WCS)

The Worthing Core Strategy (WCS) was adopted in April 2011. From the Proposals Map, it can be seen that the application site is identified as Land Outside of Built-Up Area Boundary. Notwithstanding this, it is important to note that the site is not located within or immediately adjacent to any landscape, ecology, or heritage designation. It is also important to note that the site is not identified as a Strategic Gap or as Local Green Space.

The WCS acknowledges the borough is constrained with limited opportunities for expansion, given the South Downs to the north and the sea to the south. However, it recognises that there is still a need to provide more housing. The spatial strategy of the WCS is for development to take place within the existing built up area boundary of the town, being the most suitable location by virtue of the existing access to services, facilities and transport links. It also sought to deliver an edge of town strategic allocation at West Durrington. Outside of the identified development areas the emphasis is on protecting and enhancing the built and natural environment.

However the WCS is based on an out of date housing requirement for 4,000 net additional dwellings in the period 2006-26 (200 dwellings per annum). The need for housing is now much greater (880 dwellings per annum) and it will be necessary to release land beyond the Built-Up Boundary if these needs are to be met.

Housing Land Supply

LPAs are required to maintain at least a five year supply of housing land. Without any interrogation of the LPA’s evidence on housing supply it is only able to demonstrate (at most) a 1.03 year land supply.

Accordingly, NPPF Footnote 7 applies, meaning that the most important policies for determining residential planning applications are out-of-date and the “tilted balance” is engaged for decision making purposes. Planning applications should therefore be approved unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits [NPPF paragraph 11d].

The emerging Worthing Local Plan (eLP)

The emerging Local Plan is still at an early stage in the plan making process and therefore can only be afforded limited weight. Even if the plan was at a more advanced stage, it still remains the case that the LPA cannot demonstrate a 5YRHLS and the tilted balance is engaged.

The eLP does not propose to allocate the application site for housing. However, the eLP proposes that only 33% of the identified need can be accommodated within Worthing and that only a very small (unspecified) proportion of the unmet need might be accommodated elsewhere within the wider sub-region. It is evident that the LPA needs to release significantly more land for housing if the plan is to have any chance of being found sound. The absence of an allocation means very little when it is viewed in this context.

The eLP proposes to designate the site as Local Green Gap (Policy SP5) and Local Green Space (Policy SP6) but these should be approached with great caution. The plan is at an early stage and has yet to be tested at Examination. More fundamentally, the site simply does not meet the criteria for designation and the LPA has been unable to identify any other land to meet its substantial housing land supply shortfalls.

The site is an excellent location for housing. It would be in general accordance with the overall strategy, being located immediately adjacent to the built-up area, in a sustainable and accessible location and surrounded by existing development on three sides.

THE SITE

The site occupies a single, almost flat arable field which is contained on three sides by the existing urban fabric at the edge of the built-up suburbs of Goring-by-Sea and Ferring. The northern edge of the Site is defined by the route of the Ferring Rife, a significant drainage channel which crosses the farmland in an east-west direction.

To the north, an area of arable farmland separates the site from the A259/ Littlehampton Road. High voltage, overhead electricity cables and lattice pylons cross the site following the route of the Ferring Rife in part, before dog-legging southwards to cross the railway line.

The eastern boundary is delineated by Goring Street and partially by the A259. The southern boundary with the railway line, at level grade, is demarcated by a chain-link fence and occasional thicket plants. Immediately south is a recent development of 3 storey apartments.

Immediately to the north of the A259 is a mixed area, part of which is the nearest fringe of the South Downs National Park. There are horticultural installations, football pitches and an area of arable farmland.

The A259/ Littlehampton Road creates a split character locally – on the south flank is mainly the urban area of Ferring whilst the land to the north of the road is influenced by the presence of plant nurseries, a vineyard, pockets of commercial development and by extensive areas of paddocks associated with an Equestrian Centre.



SITE PHOTOS



APARTMENTS TO THE SOUTH OF RAILWAY LINE



GORING STREET LOOKING NORTH



VIEW OF THE SITE FROM THE SOUTH WEST

SITE PHOTOS



VIEW OF THE SITE FROM THE SOUTH-EASTERN CORNER

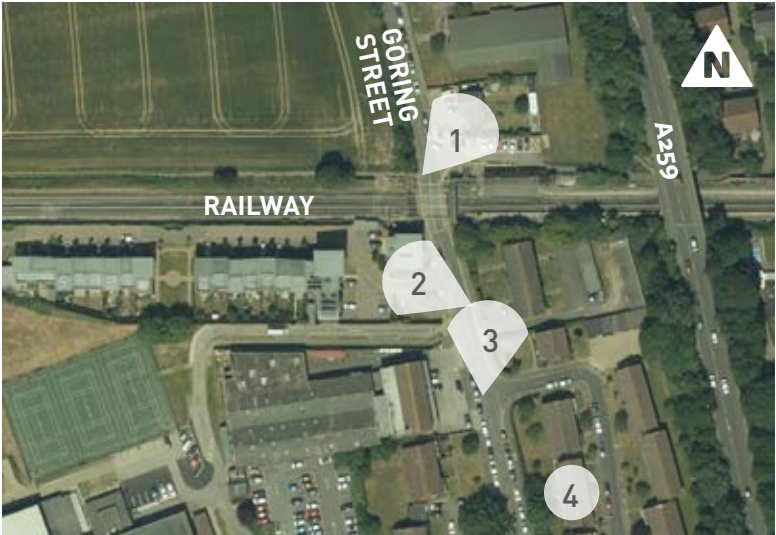


VIEW OF THE SITE TOWARDS THE SOUTH-EASTERN CORNER

LOCAL CONTEXT - GORING STREET



LOCATION PLAN - FERRING LANE & GORING STREET



GORING STREET PHOTO LOCATIONS PLAN

An assessment of the local architectural character has been undertaken to understand the local and wider context around the Goring Station site. This provides a brief snapshot of the existing area and its elements such as; boundary treatments, frontages, massing, materials and architectural elements.

Within the immediate context of the site there a mixture of buildings which vary from a dense area around Goring Street which typically include 3 storey apartment blocks and terraced houses. Southwards, this is replaced by post-war, estate housing within the built-up area of Worthing. To the south-east, is the Church of Jesus Christ and the Latter-Day saints, beyond which and very close to the site is Goring-by-Sea Rail Station.

To the west of the site is a mixed development along Ferring Lane, comprising bungalows and houses at varied style and age with a generally lower density where there are more detached and semi-detached units within discreet plots. The main materials are bricks and render with some use of flint and tile hanging.



LOCAL CONTEXT - FERRING LANE



LOCATION PLAN - FERRING LANE & GORING STREET



FERRING LANE PHOTO LOCATIONS PLAN



WIDER CONTEXT ARCHITECTURAL STUDY

The wider area is mainly residential with some elements of mixed use along Ferring Street and other surrounding streets. There are medium size detached properties mixed with smaller semi-detached and terraced houses. Brick and render are the main materials. The use of flint walls alternated by bricks for window surrounds and quoins are also common features in the area.



LOCATION PLAN - FERRING STREET, CHURCH LANE AND FERRINGHAM LANE

Ferring Street (upper)



Ferring Street (lower)



Church Lane



Ferringham Lane



LANDSCAPE AND VISUAL CHARACTER

A Landscape and Visual Impact Assessment (LVIA) has been prepared as part of the technical information which has informed this planning application. The site is not covered by any statutory, or non-statutory designations for landscape character or quality. The boundary to the South Downs National Park is located to the north of Littlehampton Road (A259).

It is located within the Littlehampton and Worthing Fringes LCA as described in the Landscape Character Assessment of West Sussex. This character area encompasses the site and the rising ground on the lower slopes of Highdown Hill immediately to the north. The site's character is influenced by its proximity to the surrounding urban areas, which effectively enclose the site on three sides, to the coastal railway line, and by Littlehampton Road which lies a short distance to the north. However, in the vicinity of the A259, the prevailing character has been defined as Urban Fringe. It forms part of the extensive urban area which extends along the low lying coastal plain, between the English Channel and the South Downs National Park.

The visual appraisal identified that due to the relatively open nature of the site, there are some opportunities for views from adjoining dwellings and public highways. Middle and long distance views from the south, east and west of the site are prevented by intervening development, however there are opportunities for views from the rising ground within the South Downs National Park to the north, including the view point at Highdown Hill. In views from the National Park, the site is visible beyond Littlehampton Road (A259) and the retained farmland to the north, and seen in the context of a wide ranging panorama which includes significant urban development along the coastal plain.

The landscape and visual assessment work has been a fundamental consideration in developing the proposals. By adopting the recommendations set out in the report, development can be assimilated in a way which respects the character and setting of the local landscape / townscape, the setting and views from the National Park, and retains a significant spatial break in built form along the frontage with Littlehampton Road.



VIEWPOINT 01



VIEWPOINT 11



CONSTRAINTS AND OPPORTUNITIES






































OPPORTUNITIES

- The site offers the opportunity to provide a sustainable urban extension, providing much needed housing in an accessible and well connected location, where it can assimilate with the existing resident community
- The site is relatively unconstrained in planning policy terms with no adopted local or national designations (e.g. landscape, ecology or heritage) directly affecting the site
- The site is flat agricultural land
- It is well related to the built-up area being largely enclosed by existing built development to the south east and west, with the A259 beyond the agricultural land to the north
- The site is accessible to existing shops and services which are within walking and cycling distance. The site is also within walking distance of local schools
- Bus services also operate from nearby bus stops
- It lies adjacent to the Goring Railway station offering opportunities for people to use existing train services to travel further afield rather than use their cars
- The proximity of the site to the train station creates a realistic opportunity to be able to provide additional car parking for the railway station and relive existing parking problems in the area
- Locating a local centre in the south eastern part of the site would further reinforce the railway station as a destination node in the area and provide opportunities for linked trips
- There are opportunities for direct vehicular accesses into the site are available along Goring Street to the east
- A street hierarchy could be developed within the site with a green spine creating a loop that connects the site east-west. Secondary streets fanning from the green spine could connect into lower order streets and private drives
- 3 to 4 storey apartments along the southern edge of the site give a precedent for taller buildings in the south eastern corner
- The site currently has limited public access. As part of a comprehensive green infrastructure strategy there is scope to provide publicly accessible parkland adjacent to the Ferring Rife providing opportunities for recreation and greater east-west pedestrian permeability across the wider area
- The proposed parkland area in conjunction with the retained agricultural land to the north can maintain an area of open undeveloped land alongside the A259 between Goring and Ferring
- Green corridors can also be incorporated into the scheme to retain green links on a north-south axis connecting the new planting to the south with areas of open space in the northern part of the site
- There would be opportunities for new native planting and biodiversity enhancements throughout the site as part of the green infrastructure strategy. This would include improved management of the Ferring Rife
- New Sustainable Urban Drainage Systems (SuDS) could be located within the green corridors where the site levels are lower
- There is an opportunity to remove the HV Power Cables which traverse the site and detract from the visual amenities of the area

CONSTRAINTS

- There are some listed buildings located nearby, and other heritage assets that are located further away which require attention to respect their settings
- Land to the north, beyond the A259 forms part of the South Downs National Park
- There is a corridor of land alongside the Ferring Rife which is at risk of surface water flooding. This area of land would not be suitable for new built development but could be used for other purposes
- There is potential for land in the southern part of the site to be affected by noise and vibration from the railway line that runs along the southern boundary
- The HV cables that cross the site could affect the location of new housing. They would require 6m easement along the southern and eastern boundary if undergrounded
- Buffers to the Ferring Rife will be required to allow for maintenance and to protect and enhance it as a biodiversity resource
- Contours across the site would suggest that attenuation basins are best located within the central part of the site along the potential POS to the south of Ferring Rife

KEY

	Site Boundary		Overhead Power line (OHP)
	Retained Open Space/Farmland		6m Easement for Underground Route of OHP
	Registered Parks & Gardens Conservation Area		Urban Edge
	Recreation Ground		Noise from Railway Line
	South Downs National Park		Existing Agricultural Access
	Existing Vegetation		Potential Primary Vehicular Access to Site
	0.5m Contours		Potential Secondary Vehicular Access to Site
	Existing District Council Boundary		Potential Green Spine
	Views from the South Downs National Park		Potential Secondary Street
	Littlemore Road - A259		Goring-By-Sea Train Station
	Existing Rail Line		Distance from Train Station (400m and 800m radius)
	Existing Bus Stop		Extension to Existing Car Park and Pedestrian Link
	Nearby Listed Buildings		New Local Centre
	Nearby Notable Buildings		Potential Location for Mixed Use / Landmark Building
	3 Storey Buildings in the Vicinity of the Site		New Planting along Southern Boundary
	4 Storey Buildings in the Vicinity of the Site		Green Corridors North-South
	Existing Public Footpath		Potential Location for SuDS
	Existing Water Features		Potential POS to the South of Ferring Rife
	Extent of Surface Water Flooding		

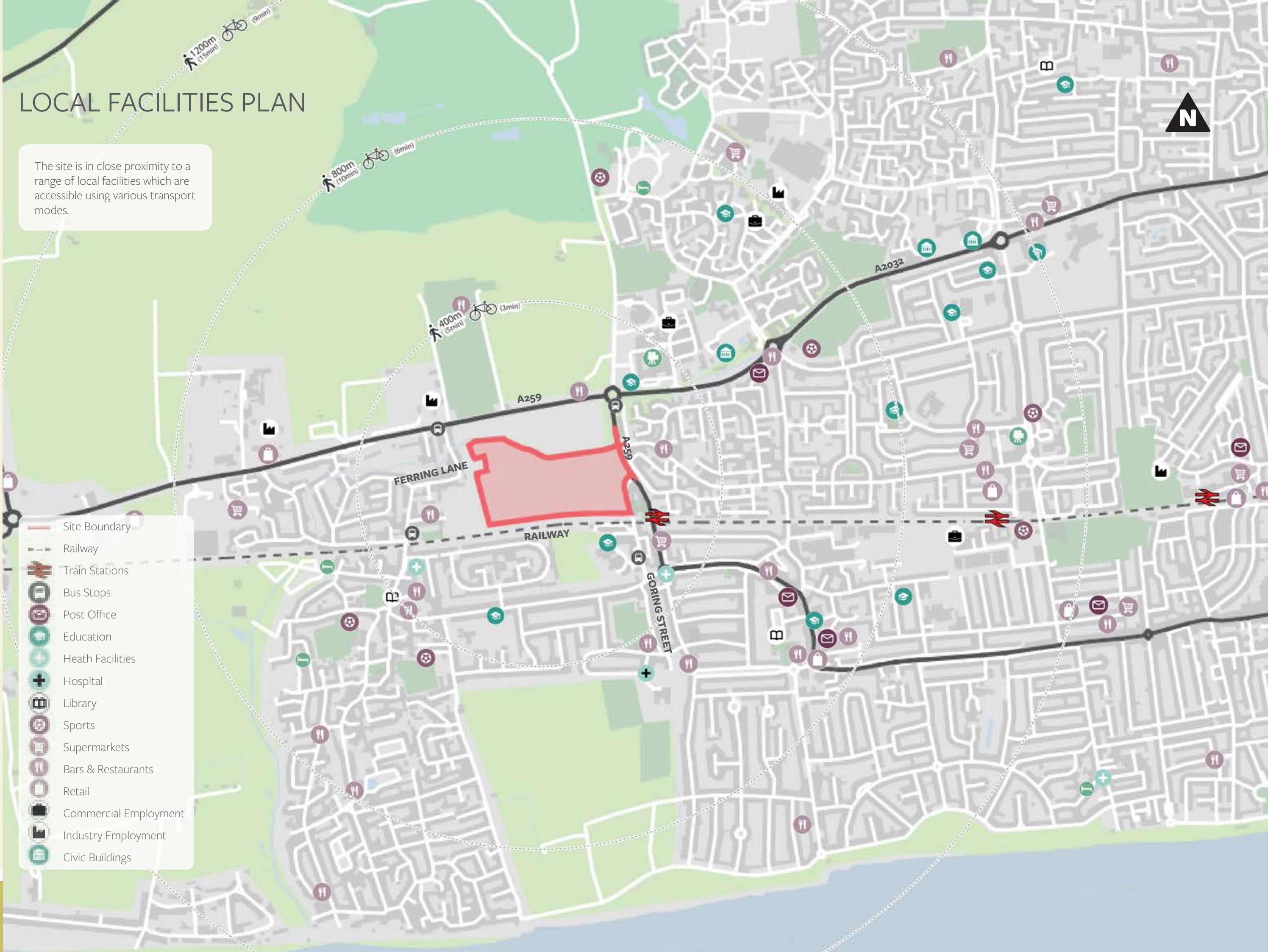


CONSTRAINS AND OPPORTUNITIES PLAN

LOCAL FACILITIES PLAN

The site is in close proximity to a range of local facilities which are accessible using various transport modes.

- Site Boundary
- Railway
- Train Stations
- Bus Stops
- Post Office
- Education
- Heath Facilities
- Hospital
- Library
- Sports
- Supermarkets
- Bars & Restaurants
- Retail
- Commercial Employment
- Industry Employment
- Civic Buildings



The Applicant has undertaken pre-application consultation with the local community and other interested parties as encouraged by Government policy, contained within the NPPF and the PPG, and the Council's Statement of Community Involvement.

It is acknowledged that pre-application consultation will not always change the views of those who wish to object to a development proposal, but it ensures that there is an opportunity to openly review and discuss the proposals with the developers and their consultant team and to help shape new development.

Some of the comments have related to off-site matters and as such it has not been necessary to make any direct changes to the proposals as a result of the consultation.

Amendments to the emerging masterplan included:

- The access arrangements for the site now include a roundabout and a secondary access.
- The green infrastructure has been strengthened with wider north south green corridors and greater detail on the proposed parkland adjacent to the Ferring Rife.
- Additional planting is also proposed to help filter views of new built development.
- More work has been undertaken to demonstrate net biodiversity enhancements.
- Some of the drainage ponds have been relocated
- The land within Arun District has been removed.



VISION

The adjacent vision sketch builds upon the identified Opportunities & Constraints and defines the design objectives and principles. Key elements of the plan are described in additional detail below:

- 1** Create a key node/local centre in the south-eastern corner near the existing train station
- 2** Clear street hierarchy based on a primary green spine, secondary streets, mews and private drives to reach remote areas of the site and connecting visually the inner areas to the surrounding green spaces
- 3** Attractive new vehicular accesses along Goring Street including the re-design of a section of the road to allow the construction of a new roundabout
- 4** Strong Green Infrastructure including green corridors and new planting to break up massing of new development and create corridors for wildlife and new habitats
- 5** New landscaping along southern edge to act as screening corridor and soften noise from railway
- 6** Area of publicly accessible open space to the south of Ferring Rife with retained and enhanced landscaping
- 7** Retained farmland to the north of Ferring Rife



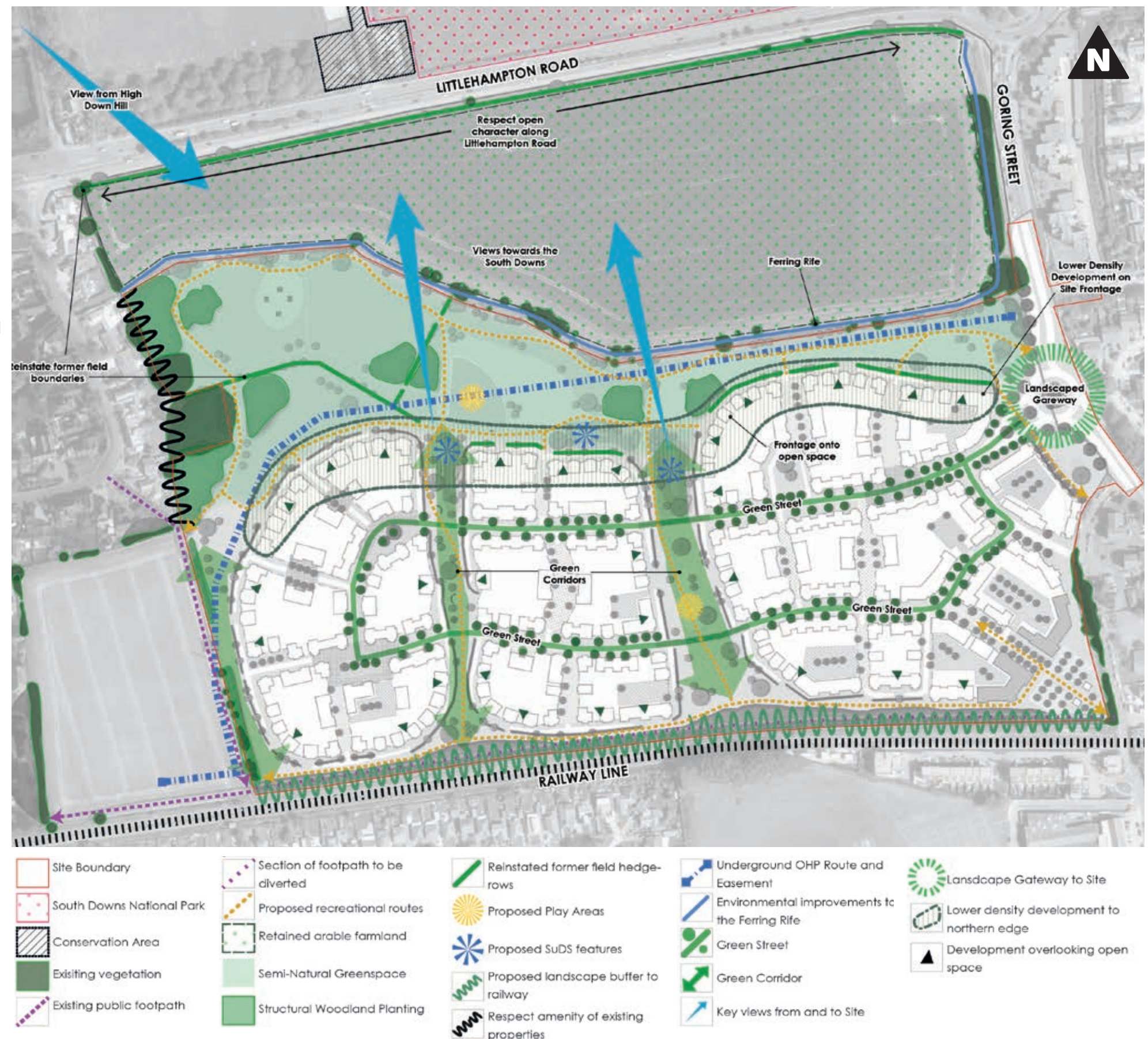
VISION SKETCH

LANDSCAPE PRINCIPLES

The illustrative site layout and landscape strategy has been designed to respond to the site's location where it would round off the existing settlement and its proximity to the South Downs National Park. The proposals have been informed by a detailed analysis of the site and its surrounding context and provide a generous allowance of open space and green infrastructure, which equates to significant proportion of the overall site area.

The following key layout and landscape principles which have informed the proposed development are shown on the adjacent plan, and described below:

- Respect the character of Littlehampton Road and views from Highdown Hill, by setting development back to the south of Ferring Rife and an area of new publicly accessible parkland. The agricultural field to the north to remain in productive arable use
- Existing HV lattice pylons which cross the site to be removed and cables re-routed underground
- Structural landscape planting to break up / filter views of the new homes from the north
- Lower density development located at the northern edge of the site, with higher density development alongside the railway line and adjacent to the station
- Appropriate outward facing development which positively addresses areas of open space and adjoining highways
- Green corridors to break-up development parcels, provide wildlife and recreational linkages across the site, and provide viewing corridors from the development to the edge of the South Downs
- Proposals to respect the amenity of existing properties
- New play areas will be incorporated in the open space areas
- Landscape sustainable drainage features to form an integral part of the open space network
- Development to be set back from the site frontage to provide an attractive landscaped gateway into the development
- Landscaping and tree planting to provide a green street extending through the development parcels
- New native buffer planting alongside the railway corridor to the south
- These initiatives will provide both an enhanced landscape structure and habitat opportunities; and residents living within the new housing will enjoy considerable and well-connected recreational open space
- Respect the settings of the nearby Listed Buildings and other heritage assets



PROPOSED LAYOUT / MASTERPLAN

Whilst layout is a reserved matter, an Illustrative Masterplan has been prepared to demonstrate how the scale and form of development can be accommodated within the site and assimilated into the surrounding built-up area. The Illustrative Masterplan has evolved through the key principles outlined within the vision sketch and through detailed dialogue with the landscape team. The masterplan illustrates how the site could be developed to deliver the following:

1. Up to 475 residential units including 30% affordable housing
 2. Local centre in the vicinity of the train station
 3. Extension to train station car park which will alleviate on-street parking.
 4. New vehicular access including the re-design of some sections of Goring Street to allow for a new roundabout
 5. Pedestrian and cycle links to the existing public right of way and the train station
 6. Provision of an area of publicly accessible open space to the south of Ferring Rife
 7. A green spine looping around the site with formal planting to create boulevards connecting various parcels within the site
 8. Green corridors connect the site north-south intertwined with soft clusters of housing which overlooks new planting
- The scheme emphasises green space permeability particular areas of access such as the key node, Goring Train Station
 - Public open space framed by larger residential properties informally arranged to the south and the enhanced Ferring Rife to the north
 - Sustainable Drainage Systems located in lower part of the site and included within wider green corridors, with the opportunity for an aesthetic landscape enhancement within the layout
 - A green and blue infrastructure provides opportunities to enhance existing biodiversity such as the area around the Ferring Rife and create new habitats



MASTERPLAN EXTRACT SHOWING PROPOSED LOCAL CENTRE

National Design Guidance

This document, prepared by the Government and released in October 2019 is based on national planning policy, practice guidance and objectives for good design, as outlined in the NPPF.

It seeks to outline and illustrate the government's priorities for well designed places through the creation of 10 characteristics:

1. Context – enhances the surroundings.
2. Identity – attractive and distinctive.
3. Built form – a coherent pattern of development.
4. Movement – accessible and easy to move around.
5. Nature – enhanced and optimised.
6. Public spaces – safe, social and inclusive.
7. Uses – mixed and integrated.
8. Homes and buildings – functional, healthy and sustainable.
9. Resources – efficient and resilient.
10. Lifespan – made to last.



The proposed layout has been designed to accommodate the ten characteristics as follows:

Context - The scheme is an opportunity to complete the existing developments surrounding the site whilst maximising its proximity to the train station. The surrounding context will be enhanced by providing a strong Green Infrastructure which helps in reducing the visual and noise effects of the railway line, and provides areas of public open space for existing and future residents. A new car park is proposed to provide additional capacity for people using the railway station.

Identity - The combination of well considered landscaping and the architectural appearance of proposed buildings ensures the scheme is distinctive and creates its own identity whilst reflecting the existing architectural vernacular.

Built Form - Perimeter blocks have been used to ensure the scheme has a coherent pattern of development. Formal and informally defined spaces are created throughout the scheme to provide interest.

Movement - Routes within the scheme have been carefully considered to ensure they are legible and logical. The block structure is permeable to facilitate easy movement for pedestrians and cyclists. How these new routes link in to existing connections has also been carefully considered.

Nature - Studies have been carried out to appropriately assess the existing ecological assets within the site. Proposals ensure that these assets are protected and enhanced throughout to create a biodiversity net gain.

Public spaces - Public spaces within the scheme have been carefully positioned and located to enhance public access with the new parkland and provide interest within the street scene. The proposals to put the existing powerline underground releases space and views from unsightly pylons. Spaces are overlooked and well enclosed to benefit from passive surveillance to ensure they are safe, welcoming spaces.

Uses - A mixed use area is proposed in the south east corner. This is well located adjacent to the railway station to create an integrated selection of services and amenities to residents and visitors to the town.

Homes and Buildings - Proposed buildings will benefit from sustainable construction methods and be designed to accord with accepted national guidance on space standards.

Resources - Buildings will be designed to conserve and re-use energy and waste products where possible. The layout ensures they benefit from passive solar gain and will adopt solar harvesting for heating and energy production where possible.

Lifespan - The client has a reputation for building high quality homes that are designed to last and public open spaces with long term management plans. The internal arrangements of the houses also ensure that they are adaptable if required.



LANDSCAPE & GREEN INFRASTRUCTURE

The proposed landscape and green infrastructure strategy is shown on the adjacent plan. Key elements include:

- 1. **Public park alongside Ferring Rife**
- 2. **Green corridors**
- 3. **Landscaped gateway and public realm**
- 4. **Informal and formal opportunities for children's play**
- 5. **Wildlife and biodiversity enhancements**

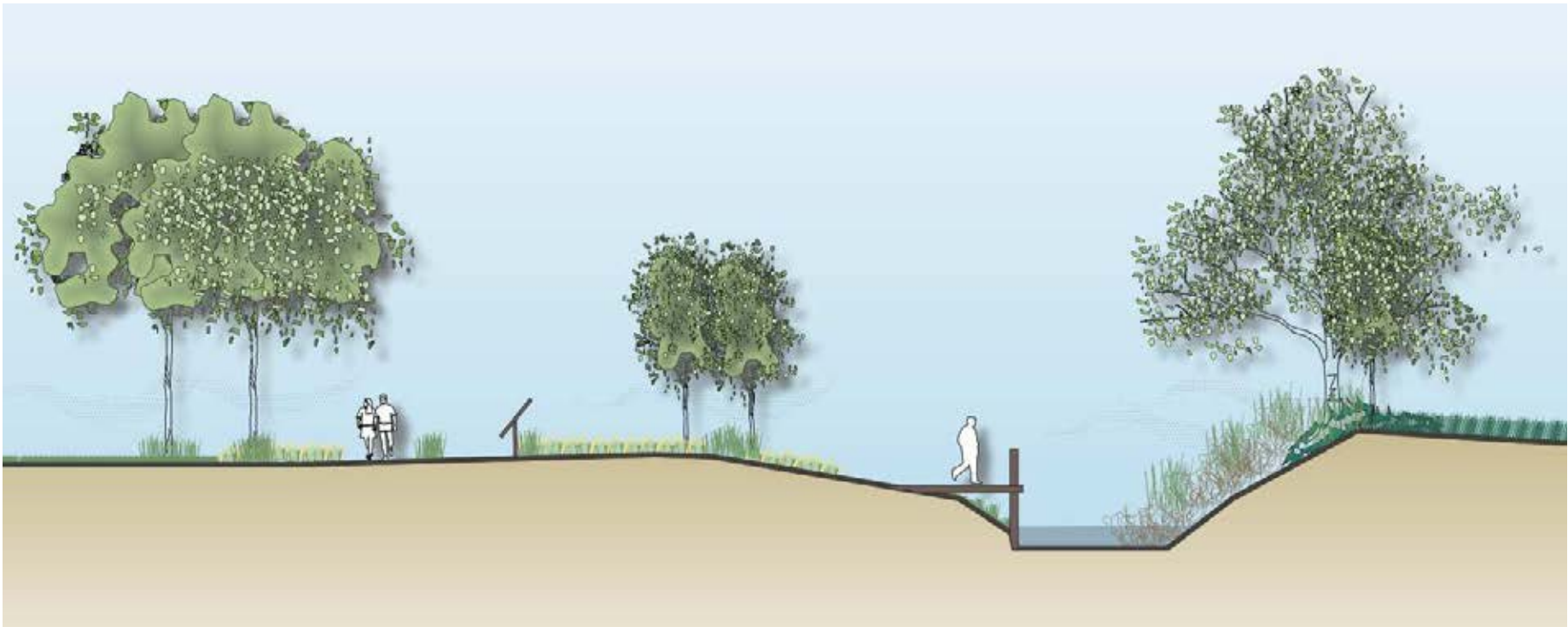


LANDSCAPE & GREEN INFRASTRUCTURE STRATEGY

1. Ferring Rife and Public Open Space

The wide drainage ditch, Ferring Rife, provides the focus for the proposed public park which extends alongside the watercourse. The existing overhead pylons will be undergrounded. The open space will have a semi-natural character, with extensive areas of species rich grassland creation, new tree and shrub planting, and landscape and bio-diversity enhancements along the route of the water course.

There is also an opportunity to restore / recreate sections of historic field boundaries. The proposals will allow public access to the water course, and there will be opportunities for passive and active recreation within the new open spaces.



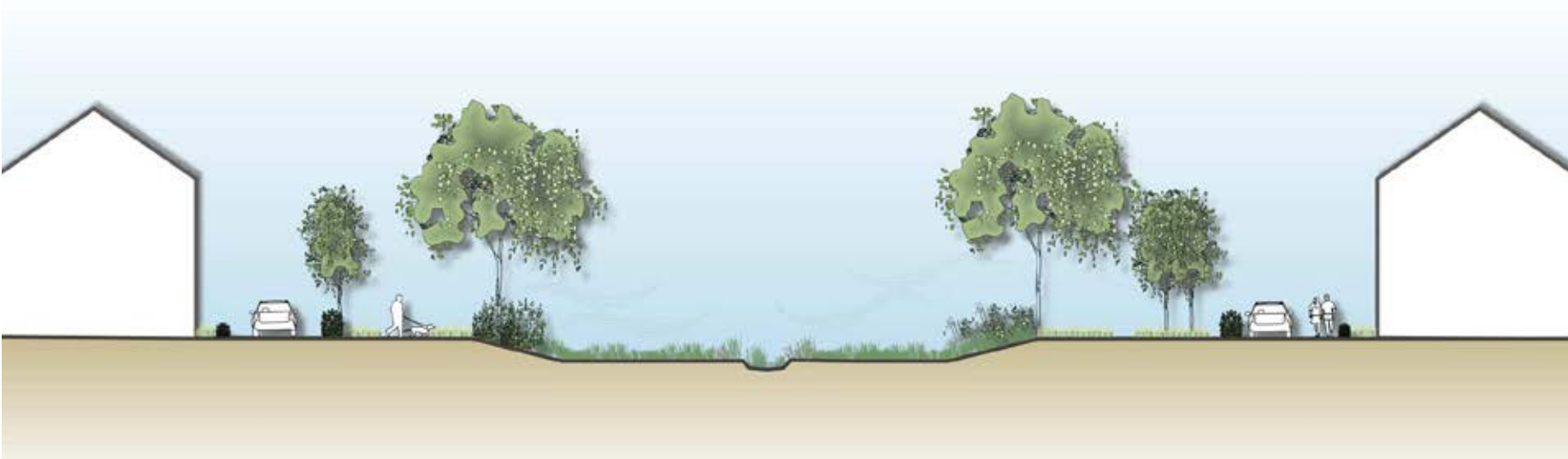
ILLUSTRATIVE LANDSCAPE SECTION THROUGH FERRING RIFE CORRIDOR



LANDSCAPE & GREEN INFRASTRUCTURE STRATEGY

2. Green Corridors and Public Access

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



ILLUSTRATIVE LANDSCAPE SECTION THROUGH GREEN CORRIDOR & SUDS BASIN



3. Play Strategy

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



LANDSCAPE & GREEN INFRASTRUCTURE STRATEGY

4. Access, Green Streets and Public Realm

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

The principal distributor road forms a loop within the development. This street will be characterised by a largely continuous built frontage, set back with roadside verges



providing opportunities for regular tree planting. Planting will have a more formal character, with avenue and street trees and clipped hedgerows. At the edges of the development, housing will have a lower density and the proposed landscaping will be more informal in character. Native hedging will be used to define private driveways adjacent to open spaces, particularly at the periphery of the development. Tree planting will incorporate native species and native cultivars, and shrub species will be selected which have known wildlife benefits.



5. Wildlife and Bio-diversity

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



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

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



STRATEGY PLANS

LAND BUDGET PLAN

The land budget plan and below table show the variation in densities across the site and potential yield of each parcel.

Although illustrative, this arrangement delivers a total of c.475 residential units including 30% for affordable housing.

Due to the site being in close proximity to Goring-By-Sea train station in a built up area, this infill development has a higher concentration towards the southern part of the site which includes apartments.

PARCEL	USE	AREA (HA)	DENSITY	DPH	UNITS
PARCEL 1	RESIDENTIAL	0.15	HIGH	45	7
PARCEL 1A	RESIDENTIAL	0.25			17
PARCEL 2	RESIDENTIAL	0.51	HIGH	45	23
PARCEL 2A	RESIDENTIAL	0.20			16
PARCEL 3	RESIDENTIAL	0.17	HIGH	45	8
PARCEL 3A	RESIDENTIAL	0.20			18
PARCEL 3B	OTHER	0.17			20
PARCEL 4	RESIDENTIAL	0.09	HIGH	45	4
PARCEL 4A	RESIDENTIAL	0.13			12
PARCEL 4B	OTHER	0.18			26
PARCEL 5	RESIDENTIAL	0.26	HIGH	45	12
PARCEL 6	RESIDENTIAL	0.25	HIGH	45	11
PARCEL 6A	RESIDENTIAL	0.17			15
PARCEL 7	RESIDENTIAL	0.41	MID	37	15
PARCEL 8	RESIDENTIAL	0.50	LOW	30	15
PARCEL 9	RESIDENTIAL	0.54	LOW	30	16
PARCEL 10	RESIDENTIAL	0.28	LOW	30	8
PARCEL 10A	RESIDENTIAL	0.17			12
PARCEL 11	RESIDENTIAL	0.42	HIGH	45	19
PARCEL 12	RESIDENTIAL	0.28	MID	37	10
PARCEL 12A	RESIDENTIAL	0.12			12
PARCEL 13	RESIDENTIAL	0.40	MID	37	15
PARCEL 14	RESIDENTIAL	0.36	MID	37	13
PARCEL 14A	RESIDENTIAL	0.11			8
PARCEL 15	RESIDENTIAL	0.38	MID	37	14
PARCEL 16	RESIDENTIAL	0.52	LOW	30	15
PARCEL 17	RESIDENTIAL	0.44	LOW	30	13
PARCEL 18	RESIDENTIAL	0.38	LOW	30	12
PARCEL 19	RESIDENTIAL	0.29	LOW	30	9
PARCEL 20	RESIDENTIAL	0.34	LOW	30	10
PARCEL 21	RESIDENTIAL	0.46	MID	37	17
PARCEL 21A	RESIDENTIAL	0.12			10
PARCEL 22	RESIDENTIAL	0.49	HIGH	45	22
PARCEL 23	RESIDENTIAL	0.45	HIGH	45	20
TOTALS		10.2			475



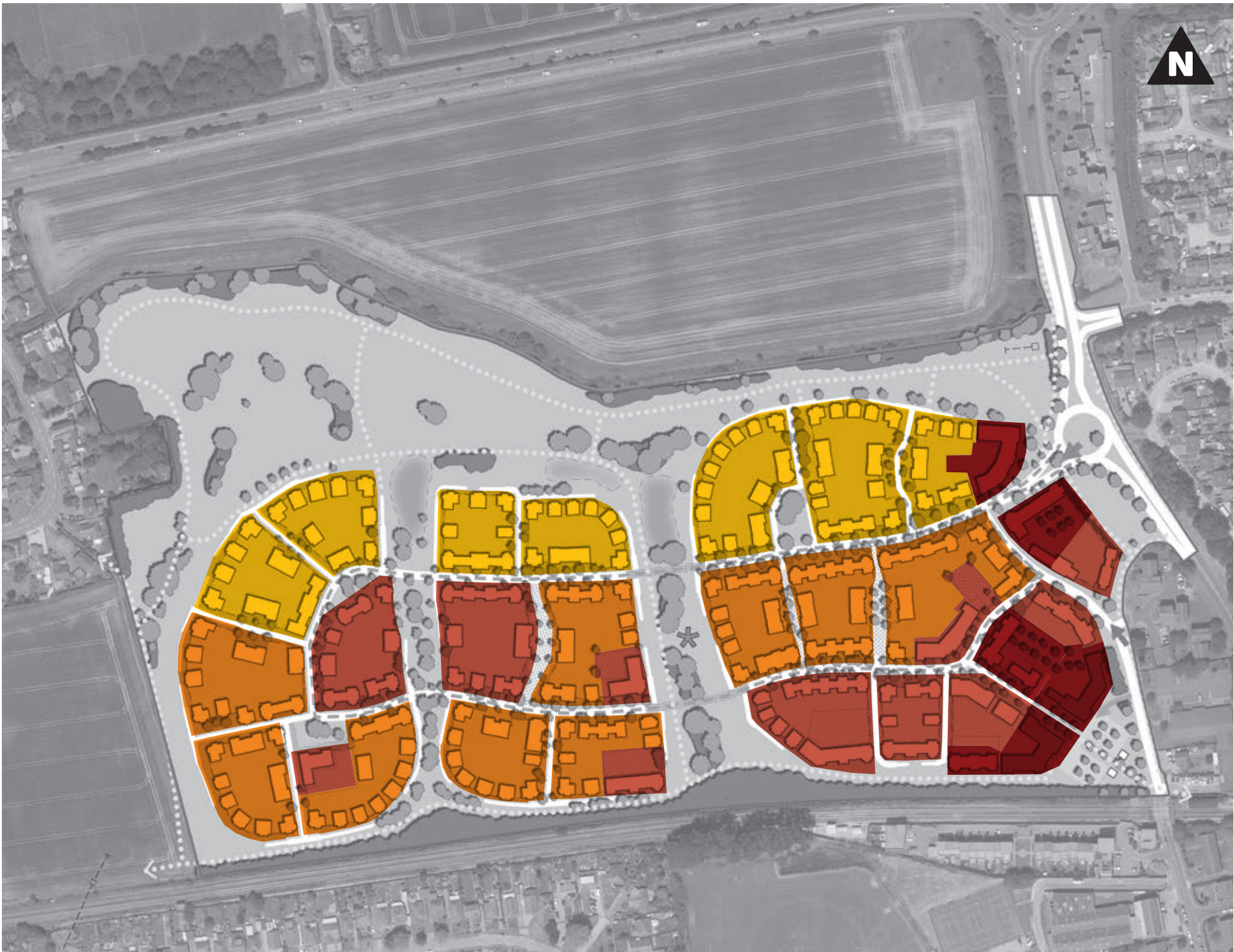
LAND BUDGET PLAN

SCALE

The building heights suggest taller buildings are located towards the south-east corner of the development, in close proximity to the train station, with heights ranging between 3-4 stories.

The majority of dwellings within the scheme are between 2 and 2.5 stories, with the taller units enclosing and defining the central green streets.

- 1.5 to 2 Storey
- 2 to 2.5 Storey
- 2 to 3 Storey
- 3 to 4 Storey



BUILDING HEIGHTS PLAN

STRATEGY PLANS

LAND USE

The site is predominantly residential with a range of 1, 2, 3 & 4 bedroom homes

The site also has mixed use buildings in the south-eastern corner with potential for commercial use at ground floor which could include community uses, shops and cafes with residential units above.

The site also proposes an extension to the parking provision for the train station.

- Residential
- Mixed Use
- Car park








LAND USE PLAN

SERVICE VEHICLE PLAN

The site is serviceable through two access points, both from the eastern boundary of the site.

The service vehicle route loops around the central part of the site, with secondary streets with turning heads providing access to the outer units of the development.

-  Primary Access Point
-  Secondary Access Point
-  Service Vehicle Route
-  Turning Heads
-  Bin Collection Points



SERVICE VEHICLE PLAN

STRATEGY PLANS










ACCESS & MOVEMENT

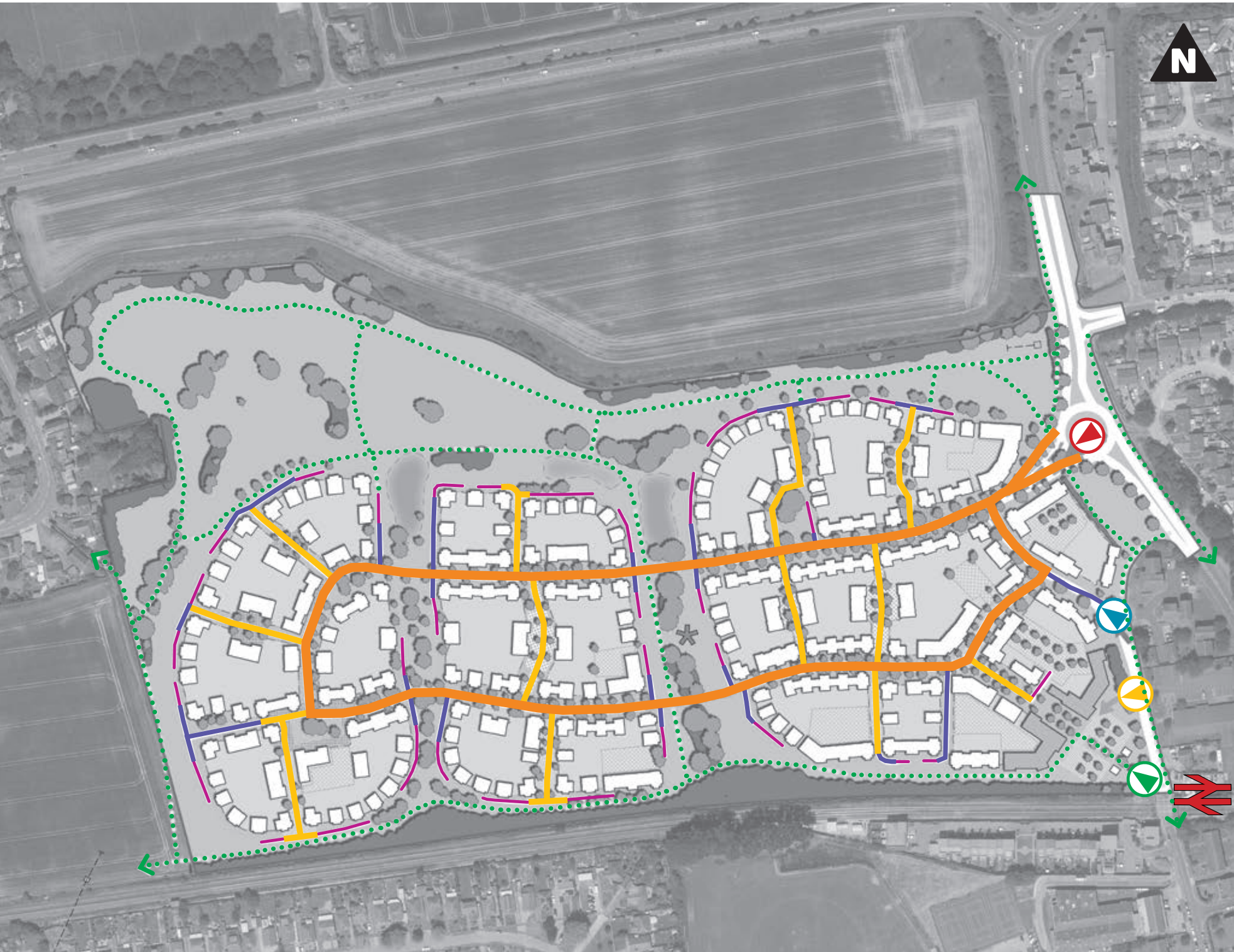
The Illustrative Masterplan shows how the site could be accessed by two points along the eastern boundary. A third access point could provide pedestrian and cycle access from Goring-By-Sea train station, directly into the site. A new access point would ensure vehicular access to the railway car park only.

The access routes are based around a central spine road that connects development parcels. This will have the appearance of a tree-lined avenue with strong enclosure to the streets.

Mews streets with shared surfaces and secondary streets connect the inner streets to those dwellings on the periphery of the site.

The masterplan emphasises permeability and connectivity. New pedestrian and cycle routes provide access to green open space across the development and link into existing footway and cycle networks in the local area.

-  Primary vehicular access point
-  Secondary vehicular access point
-  Station car park access
-  Pedestrian / cyclist access point
-  Pedestrian / cyclist route
-  Spine road
-  Shared surface mews
-  Secondary streets
-  Private Drives



ACCESS AND MOVEMENT PLAN

APPEARANCE

CHARACTER AREAS

The proposals for the site include 4 character areas which have been identified depending on their position within the site and the function and type of open space they overlook. The buildings within each character area will have common features with regards to scale, materials and details.



Local Centre

This area is located in the vicinity of the train station and Goring Street. Density and heights of buildings are higher than other parts of the site and could have a contemporary appearance to reflect the surrounding area.

2 Green Spine

This street loops around the site and have continuous frontages. Building heights to be mainly 2 to 2.5 storey. Key buildings are located in significant corners or at the end of important views.

3 Mews Street

Shared surface streets designed to enhance sense of intimacy and reducing speed for cars. Buildings have very narrow front gardens and are mainly 2 storey in height.

4 Green Edge

Density in this area is lower than the rest of the site to reflect the openness of the surrounding green spaces. Buildings are mainly detached and informally placed along narrow private drives.

APPEARANCE - LOCAL CENTRE



This key area creates a strong link to the train station in the south eastern corner. A new frontage comprising 3 to 4 storey buildings set back from the site boundary to allow space for a landscaped car parking area. Pedestrian and cycle links connect the new development to the station and Goring Street. This provides an opportunity for higher landmark buildings which define this movement corridor and important route.

Buildings could have a contemporary stamp to complement the apartment blocks to the south and highlight this local transport node. Buildings could have large windows and balconies overlooking the space they are fronting making the most of the southern orientation.

The material palette will comprise bricks in different variations of colour intertwined with render, boarding or metal cladding to highlight certain elements.



PRECEDENTS OF CONTEMPORARY APARTMENT BLOCKS



ILLUSTRATIVE ELEVATION OF PEDESTRIAN AND CYCLE ENTRANCE TO NEW LOCAL CENTRE



ILLUSTRATIVE VIEW OF PEDESTRIAN AND CYCLE ENTRANCE TO NEW LOCAL CENTRE FROM EXISTING TRAIN STATION



OPPORTUNITY FOR PUBLIC ART



LOCAL PRECEDENTS

APPEARANCE - GREEN STREET



This is a linear character area which loops around the site. Buildings are mostly 2-2.5 storey in height with 3 storey buildings to define vistas and corners. A continuous frontage will be defined where possible to create a formal 'avenue'. This is emphasised by regular street planting within green verges which could be on both or one side of the street. As the green street intersects with other character areas and the green corridors, the character of buildings will adapt, e.g; introducing corner buildings or widening the street section where appropriate.

Materials are brick and render with the use of flint in key buildings. Slate effect and plain tiles for roofs.



TYPICAL STREET SECTION WITH STREET TREES IN GREEN VERGES



LOCAL PRECEDENTS



ILLUSTRATIVE STREET SCENE OF THE PROPOSED GREEN STREET



POTENTIAL CROSSING OF GREEN STREET WITH GREEN CORRIDOR



LOCATION PLAN



AXONOMETRIC VIEW OF POTENTIAL WIDER SECTION OF GREEN STREET

APPEARANCE - MEWS STREET



Mews streets connect the green street to the edges of the development linking visually different areas. Buildings are arranged along a shared surface where green verges, street parking and different materials are used to slow traffic down.

Buildings are mainly 2 storey in height with narrow front gardens which could include a simple strip of green verges with low planting.

Facades reflect the more intimate nature of the mews streets with small to medium size windows, simple porches and details.

Main materials are brick and render with plain tiles.



TYPICAL ILLUSTRATIVE ELEVATION



TYPICAL STREET SECTION



MEWS STREET AND PRIVATE DRIVES PRECEDENTS

APPEARANCE - GREEN EDGE



The character of this area reflects the suburban nature of the edge of development overlooking large areas of open space.

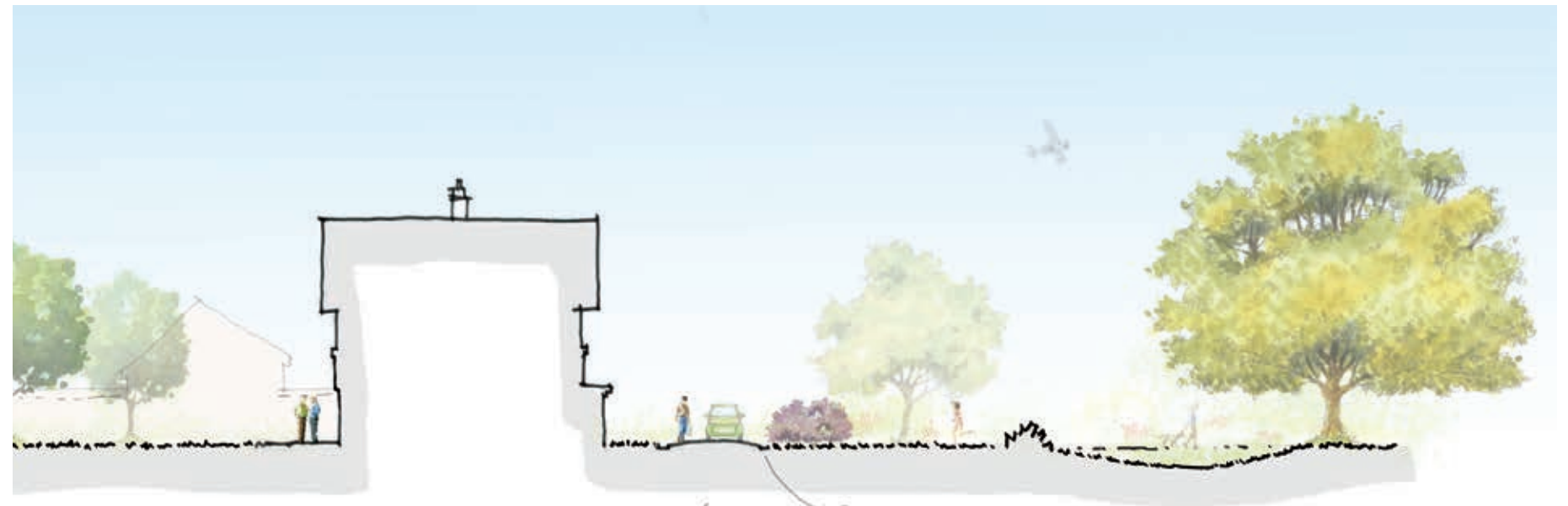
Buildings are informally placed along winding and narrow private drives. Properties are placed in larger plots with on plot parking and softened by surrounding landscape and new planting.

Predominant height for buildings is 2 storey but 1.5 storey buildings are introduced to break roof lines and soften development towards the edges.

Large windows overlooking the open space with some bay windows and wooden porches.



ILLUSTRATIVE DRAWING OF TYPICAL STREETSCAPE



ILLUSTRATIVE SECTION



TYPICAL ILLUSTRATIVE ELEVATIONS

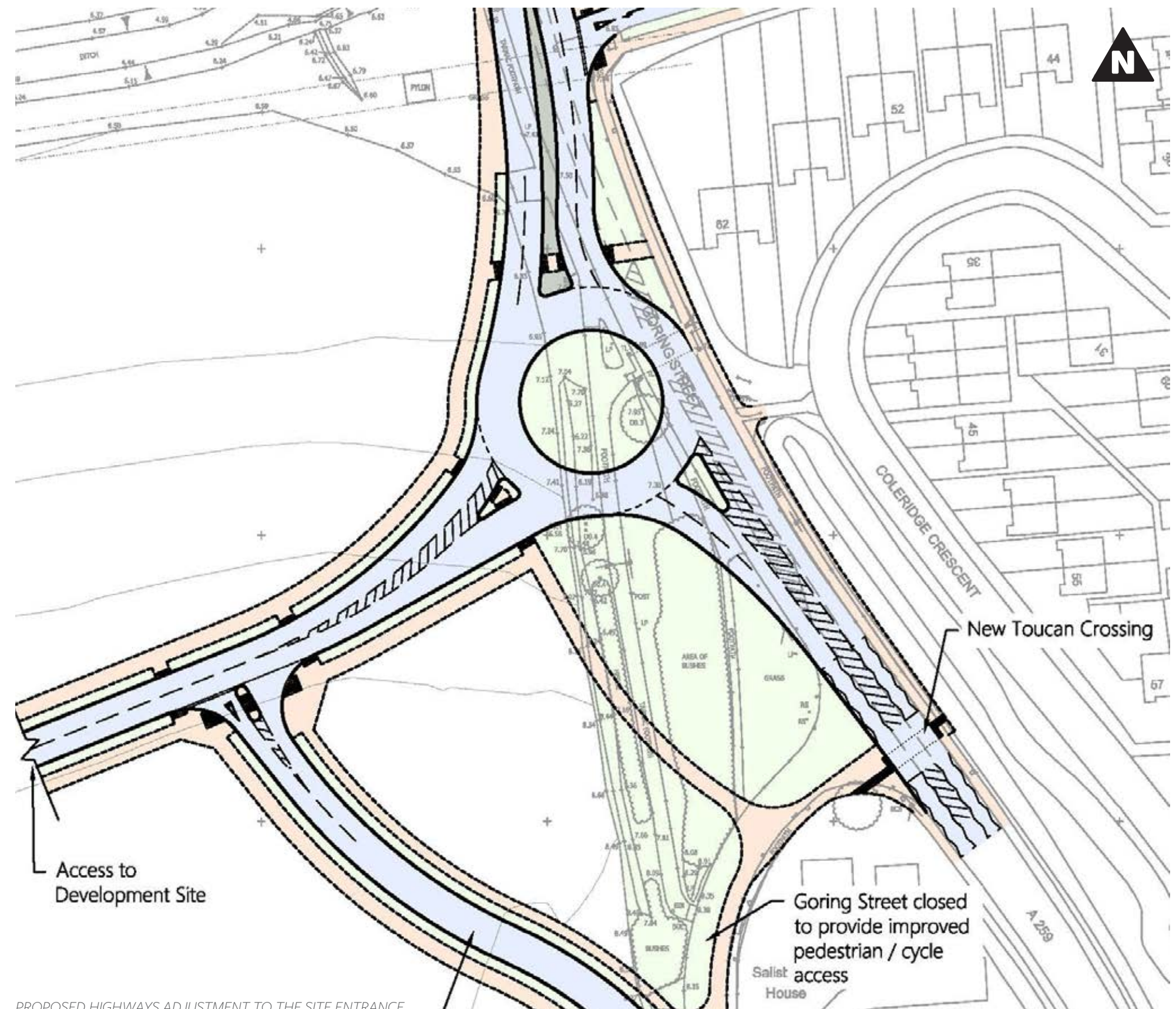


LOCAL PRECEDENTS

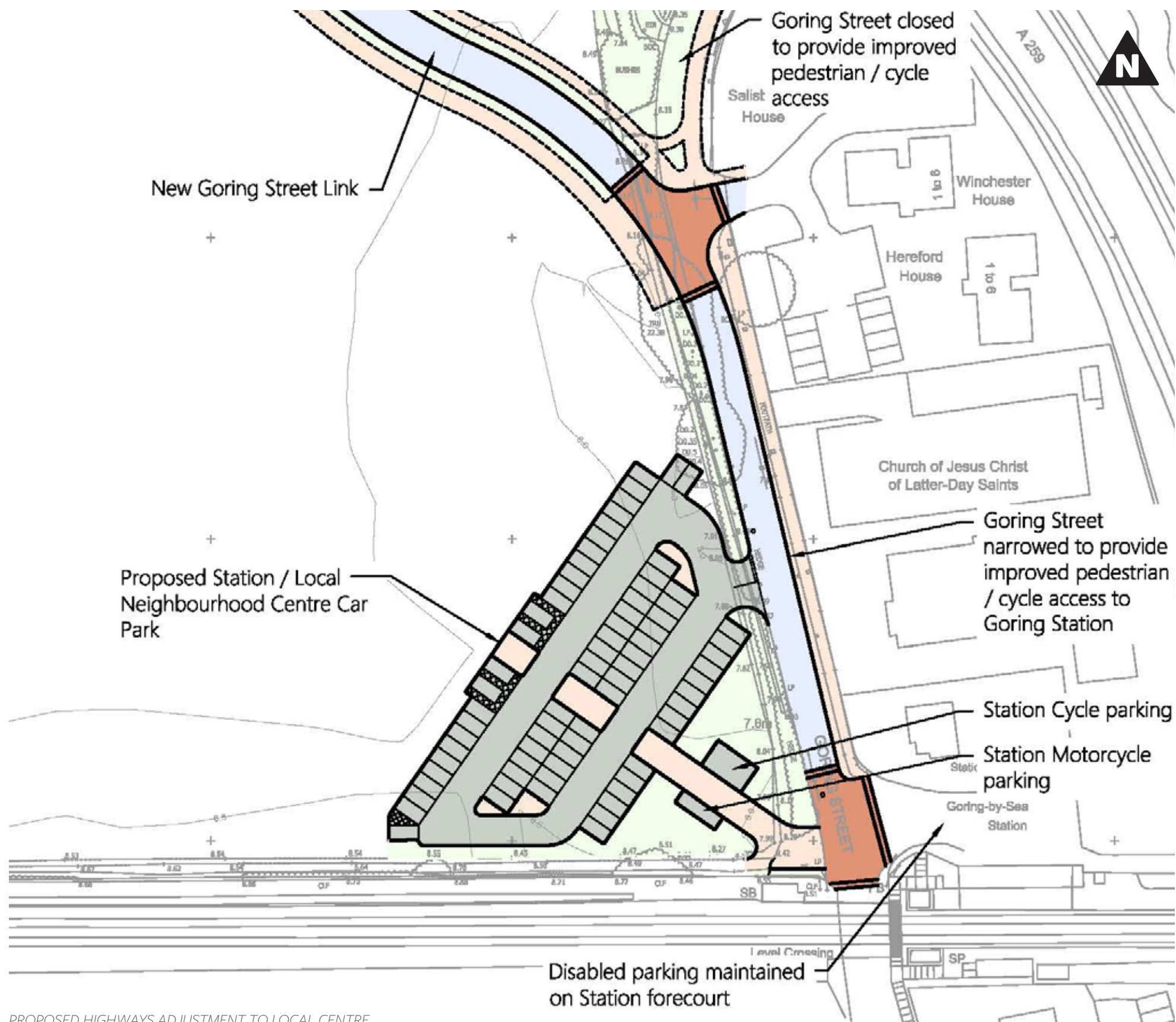
ACCESS STRATEGY

The details of the access strategy are not part of this application but will be addressed in full at reserved matters stage. Despite this, an access strategy has been developed to inform the Illustrative Masterplan and includes the following key elements:

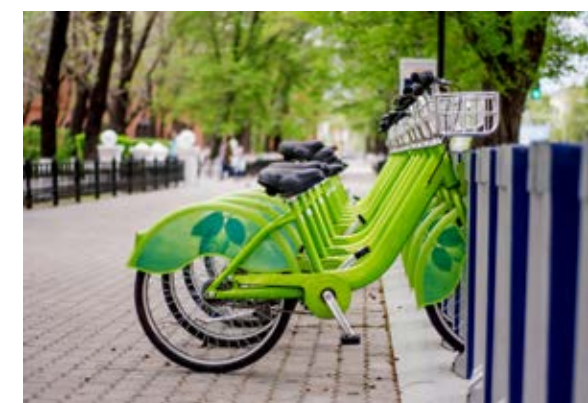
- Two main vehicular points along the eastern boundary
- A third access point could provide pedestrian and cycle access from Goring-By-Sea train station as well as vehicular access to the proposed car park
- Internal access routes are based around a central spine road that connects development parcels
- Pedestrian and cycle routes provide access to green open space across the development and link into existing footway and cycle networks in the local area



PROPOSED HIGHWAYS ADJUSTMENT TO THE SITE ENTRANCE..



PROPOSED HIGHWAYS ADJUSTMENT TO LOCAL CENTRE



VISUALISATION

A number of visualisations have been prepared to illustrate the effect of development on viewpoints to the north of the Site, including the viewpoint on Highdown Hill and from the edge of Highdown Conservation Area.

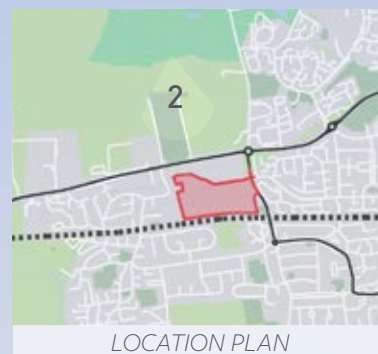
In views from the elevated viewpoint at Highdown Hill (Visualisation 1), the new homes would be visible in the context of the surrounding urban area, and development would be seen against the backdrop of existing built development that surrounds the site to the south, east and west and which forms part of the wider developed coastal plain. The development parcels will be broken up by structural landscaping within the open spaces, and the green corridors. The new homes will be closely associated to the surrounding built environment and will not be intrusive. In addition, the development will not extend above the existing built skyline, and will not interrupt views towards the sea. New landscaping and the removal of the existing pylons will also have a beneficial effect on these views.



LOCATION PLAN

VISUALISATION 1

A similar, albeit slightly lower view is available from the access road (public footpath 1239) leading to Goring Conservation Area (Visualisation 2). Again, the development proposals would be set well back from Littlehampton Road, and new planting within the Green Corridors and open space will filter and soften the new homes, as this matures.



VISUALISATION 2

DRAINAGE STRATEGY

The proposed development will be located fully within Flood Zone 1, avoiding the areas of the site designated as Flood Zone 2 and 3 within the immediate vicinity of Ferring Rife.

The anticipated impacts of climate change have been considered to ensure that the development is ‘safe’ for its lifetime. Independent, site specific modelling works have been undertaken in order to fully assess the impacts of Ferring Rife and climate change scenarios on the development. The extents identified as posing a potential risk of flooding have been avoided.

Surface water will be managed on site through sustainable means, whilst adhering to the principles and priorities as detailed within the drainage hierarchy which favours infiltration methods and techniques in the first instance. Shallow infiltration will be promoted – where viable, following on-site testing and investigation. Permeable paving will be introduced as part of a wider drainage strategy to ensure that run-off is managed at source, whilst also offering increased treatment to improve water quality.

Winter groundwater monitoring will be undertaken to assess the impacts of such in relation to the proposed surface water drainage strategy.

The surface water drainage strategy will be designed to accommodate a 1-in-100-year storm event, inclusive of an allowance of 40% where climate change is concerned. ‘Urban Creep’ will also be considered, given the potential for an increase in the impermeable area associated with the development across its lifetime which would result in an increase in run-off being generated. Given the proposed density of the development, an allowance of 10% has been provided in line with West Sussex County Council policy.

Flows will discharge to Ferring Rife, at a controlled rate as so to provide betterment when compared with pre-development ‘greenfield’ run-off rates, with approval required from the Environment Agency in view of Ferring Rife’s designation as a ‘Main River’.

Attenuated storage will be required on site to support the development, and will be provided through the introduction of a number of above ground features, including ponds and swales, adding to the aesthetic appeal of the development.

Foul water waste associated with the development will discharge to the Southern Water public sewer network, subject to approval from Southern Water.



- Existing Public Foul Sewer
- Ferring Rife (Main River)
- Suggested Public Foul Sewer Connection Points
- Indicative Pond Location(s)

Design Criteria
The on-site surface water drainage system will be designed to accommodate a 1-in-100 year storm event, with an allowance of 40% for climate change.

Attenuation Ponds
Ponds to provide storage on site, before flows are discharged to Ferring Rife, at a restricted rate, as so not to exceed existing 'Greenfield' pre-development run-off rates.

Location(s) and appearance to be confirmed.

Outfall arrangement(s) to Ferring Rife subject to approval from Lead Local Flood Authority and/or Environment Agency.

Foul Sewer Connection
S185 Sewer Diversion may be required.

Connection(s) to the Public Foul Water Sewer network subject to approval from Southern Water (S106).



Foul Sewer Connection
Connection(s) to the Public Foul Water Sewer network subject to approval from Southern Water (S106).

Permeable Paving
It is proposed that sections of road, shared parking areas and/or private drives will be constructed of permeable paving, which will provide high-level storage and treatment of surface water run-off – improving water quality.

Flood Zones
The site is confirmed as being located in Flood Zones 1, 2 and 3 (Flood Zone 1, presenting the lowest risk of flooding).

Development is to avoid Flood Zones 2 and 3, whilst consideration will be given to the areas designated as being susceptible to surface water flooding, with sufficient mitigation provided.

Flood modelling works have been undertaken to determine flood extents. Areas at risk of flooding to be avoided.

SUSTAINABLE DESIGN & CONSTRUCTION

Sustainable Transport

The Site offers a highly sustainable approach, being well located to public transport nodes and within walking and cycling distance of local facilities, but also in terms of its design and construction methods.

The layout promotes a sustainable transport network to ensure people can move around the site and get to and from community facilities close to the site, by a range of transport options including walking, cycling and by public transport. The layout creates a physical fabric within which new residents can pursue a variety of healthy lifestyle choices available to them.

Immediately bordering the site is Goring-By-Sea train station and there are a wide range of local facilities within walking distance

Sustainable Construction

The development will promote energy efficient construction and use of resources. Such features include:

- Water conservation (low flush WC's and flow restricted taps and showers)
- Energy efficient construction to meet Building Regulations Part L
- Use of locally sourced, sustainable materials
- Site Waste management to minimise construction waste
- Provision of recycling facilities
- Energy efficient white goods
- Energy efficient lighting
- Orientation and sizing of window/door openings to optimise lighting and solar gain
- CEMP



SECURITY

The reduction in opportunities for crime is a key element in creating a secure environment. The layout is designed to create natural surveillance and sense of ownership of private areas by using a defined perimeter block structure.

The scheme design ensures that every part of the scheme is easily identified as either public or private space. The development has been designed to address key principles highlighted within 'Secured by Design' as follows:

- Defensible Space
- All houses have a private garden
- Appropriate Permeability
- No rat runs
- Natural Surveillance
- Houses turned to face onto the public realm where levels permit
- Car Parking
- On plot garages or dedicated surface spaces are provided
- Lighting
- Adoptable standard to the roads and wall or bollard lighting to courtyards and lanes

Well designed, attractive, clearly defined and well maintained environments are likely to be a source of pride for residents. This results in a sense of ownership and responsibility which discourages crime. The development will provide an environment where all public areas are well managed.

Creating a Secure Environment

The proposals respond to Secured by Design criteria, including the creation of active frontages as follows:

- Houses are to be arranged to address the street or individual spaces to give positive enclosure to these areas so they are overlooked and create a sense of ownership
- Both vehicular and pedestrian entrances are 'policed' by gateway buildings, some with bay windows which overlook these spaces
- Various pedestrian routes have been created within the design, encouraging pedestrian movement around the site and natural 'community surveillance'
- Care has been taken to ensure activity to the frontages at corners with overlooking windows to gable ends
- The scheme provides a clear definition between public and private areas that are secure and well defined
- Parking is predominantly on plot where there is good surveillance. Where private parking courtyards are used they are limited in size to around 15 spaces, and are visually broken up and well overlooked



SUMMARY

- A sustainable urban extension, providing much needed housing in an accessible and well connected location, where it can assimilate with the existing resident community
- A development well related to the built-up area being largely enclosed by existing built areas to the south east and west, with the A259 beyond the agricultural land to the north
- A sustainable location for development being within walking distance to a railway station and numerous local facilities
- Publicly accessible parkland adjacent to the Ferring Rife providing opportunities for recreation and greater east-west pedestrian permeability across the wider area
- Up to 475 residential units with 30% affordable housing
- A range of 1, 2, 3 & 4 bedroom houses from apartment blocks to 1.5 storey detached houses
- An attractive new entrance along Goring Street introducing a new roundabout and improvements to off site highways
- 3 to 4 storey apartments along the southern edge of the site give a precedent for taller buildings in the south eastern corner
- A new local centre and extension to existing train station car park
- Clearly defined character areas and hierarchy of spaces and buildings
- Strong green infrastructure and green space permeability connecting different areas of the site through a network of pedestrian and cycle links and good links to the existing footpath network
- Many of the architectural design cues including materials and detailing will be taken from the surrounding area
- Materials and details appropriate to the surrounding context.
- Focal buildings will be placed in key locations and a traditional West Sussex vernacular is proposed.
- Opportunities for Sustainable Drainage Systems
- Good distribution of open space and landscaping with new planting across green corridors and open space
- Retention and enhancement of existing habitats and creation of new ones and opportunity for bio diversity enhancement along the Rife
- Enhanced public access to the open space
- Improvements to the visual amenities of the area by removing the HV powerline which traverse the site
- For those living within the new housing development, they will enjoy considerable and well connected recreational open space.







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LAND NORTH WEST
OF GORING STATION,
GORING-BY-SEA

**BUILT HERITAGE
STATEMENT**

GORING TRAIN
STATION
Ground Floor: Maccs,
Jace Retail, Commercial,
Nursery, Creche
PREPARED BY PEGASUS GROUP
ON BEHALF OF PERSIMMON HOMES THAMES VALLEY

P19-3046 | AUGUST 2020

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 **PLANNING**  **DESIGN**  **ENVIRONMENT**  **ECONOMICS**

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BUILT HERITAGE STATEMENT

LAND NORTH WEST OF GORING STATION, GORING-BY-SEA

ON BEHALF OF: PERSIMMON HOMES THAMES VALLEY

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Prepared by: Rebecca Gilbey, Senior Heritage Consultant

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Summary

Pegasus Group have been commissioned by Persimmon Homes Thames Valley to prepare a Built Heritage Statement of the proposed residential development at Land North-West of Goring Station, Goring-by-Sea in West Sussex.

No designated heritage assets lie within the proposed development site.

It is considered that the proposed development will result in a negligible level of harm at the very lowermost end of the less than substantial harm spectrum, to the heritage significance of the Grade II Listed Building of Jasmine and Clematis Cottages, the Grade II Listed Buildings of North Barn, and the Grade II* Registered Park and Garden and Conservation Area of Highdown Garden.

No harm to the significance of any other assets through changes to setting, including the Scheduled Highdown Hill Camp, are anticipated.

1. Introduction

1.1 Pegasus Group have been commissioned by Persimmon Homes Thames Valley to prepare a Built Heritage Statement of the proposed residential development at Land North-West of Goring Station, Goring-by-Sea in West Sussex as shown on the Site Location Plan provided at Plate 1.

1.2 The site is approximately 19.96 ha in area and lies to the north-west of the main settlement at Goring-by-Sea. The site comprises a single arable field and contains two PROWs along the southern and south-western site boundaries.

1.3 This Built Heritage Statement provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 189 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

1.4 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 193 to 197 of the NPPF, any harm to the

historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

1.5 As required by paragraph 189 of the NPPF, the detail and assessment in this Report is considered to be *“proportionate to the asset's importance”*.



Plate 1: Site Location Plan

¹ NPPF, MHCLG, 2019

2. Site Description and Location

- 2.1 The site is approximately 19.96 ha in area and lies to the north-west of the main settlement at Goring-by-Sea. The site comprises a single arable field and contains two PRoWs along the southern and south-western site boundaries.
- 2.2 The topography of the site is relatively flat, with the land in the north-western extent by the Ferring Rife located at approximately 5.5m aOD and rises to approximately 8m aOD along the southern site boundary.
- 2.3 The British Geological Survey maps the bedrock geology of the site as a mixture Lewes Nodular Chalk formation in the eastern extent; New Pit Chalk Formation in the south-western extent; and Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations in the western extent. The superficial geology of the site is mapped as River Terrace Deposits across the majority, with a band of Alluvium mapped along the route of the Ferring Rife.
- 2.4 The site is bounded by agricultural land beyond Ferring Rife to the north; residential development to the east; residential development and a school beyond the railway line to the south; and agricultural land and residential development to the west.

Site Development

- 2.5 An in-depth historic map regression has been included in the

Archaeological Desk-Based Assessment (October 2018) accompanying this planning application.

- 2.6 The site is depicted on the *Plan of the parish of Goring in the county of West Sussex* of 1839 (Plate 2, overleaf). The site comprised 15 land parcels of arable and grassland, which were predominantly under the ownership and occupancy of David Lyon Esquire, who owned and occupied a large amount of land in the parish. Land parcels 252, 253 and 254 along the eastern site boundary comprised *Farm buildings, outbuildings and yard, garden* and *cottage and garden* respectively. These buildings were also under the ownership of David Lyon Esquire, and under the occupancy of David Lyon Esquire and Harry Newland.
- 2.7 Land parcel 133 in the north-western extent of the site comprised arable land under the ownership of William Westbrook Richardson, and under the occupancy of William Oliver. Land parcel 138 comprised grass under the ownership and occupancy of Charles Street.



Plate 2: Extract from the Plan of the parish of Goring of 1839

2.8 The site is depicted on the Ordnance Survey Map of 1879 (Plate 3). The farmstead formerly in the eastern extent of the site had been removed. The railway line which marks the southern site boundary had been constructed by this time, as was Goring Station to the south-east. The land parcels within the site had been consolidated into larger plots, some with trees planted along the boundaries. The PRowS along the southern and south-western site boundaries are depicted on this mapping.

2.9 To the north of the site, two lodges associated with Highdown House had been constructed and the farmstead at North Barn expanded.



Plate 3: Extract from the Ordnance Survey Map of 1879

2.10 No major changes are depicted on historic Ordnance Survey mapping during the later 19th-century or the early 20th century (Plates 4 and 5).



Plate 4: Extract from the Ordnance Survey Map of 1899



Plate 5: Extract from the Ordnance Survey Map of 1913

- 2.11 The site is depicted on the Ordnance Survey mapping from the mid-1930s (Plate 6). The field boundary which formerly crossed the site in an east to west direction had been straightened and the site now comprised part of three land parcels.

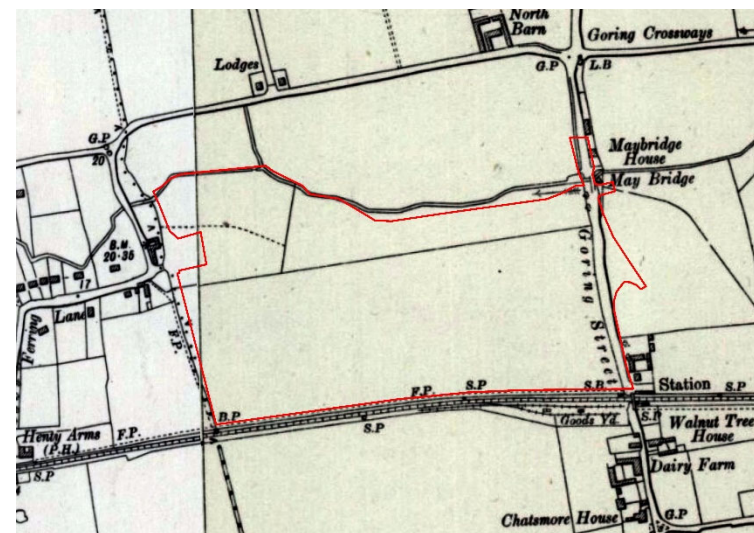


Plate 6: Extract from the Ordnance Survey mapping from the mid-1930s

- 2.12 No major changes within the site are depicted on the Ordnance Survey mapping from the late 1940s (Plate 7). Development at Ferring to the west of the site has expanded, with the construction of residences along Ferring Lane.

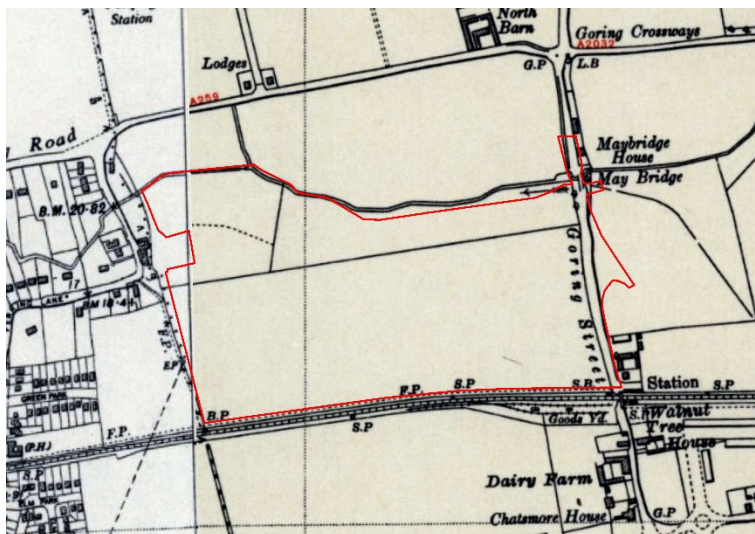


Plate 7: Extract from the Ordnance Survey mapping from the late 1940s

- 2.13 During the latter half of the 20th century, gradual development took place in the wider surrounds of the site, with little change to the site itself. Recent aerial satellite imagery of the site indicates that the Ferring Rife along the north-eastern extent of the site has been straightened and the former field boundary within the site has been removed to create a single arable field. Three pylons are aligned across the site in an east to west direction. Development has occurred to the east, south and west of the site (Plate 8).



Plate 8: Modern satellite imagery of the site

Proposed Development

- 2.14 The proposals are for a mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities.
- 2.15 The residential development will be a set-back along the northern extent in order to retain the Ferring Rife in an open space corridor. Three green corridors in the proposed built form have been incorporated to minimise the impact on views from the National Park to the north.

- 2.16 The site will be accessed from Goring Street to the east. The existing overhead powerlines and pylons are to be removed, undergrounded and rerouted to the south and east of the site.
- 2.17 The PRowS within the site are to be retained, and new pedestrian and cycle links are proposed across the land to the north to connect the site with Littlehampton Road.

3. Methodology

3.1 The aims of this Built Heritage Statement are to assess the contribution that the site makes to the heritage significance of the surrounding designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused if relevant.

Site Visit

3.2 A site visit was undertaken by Pegasus Group on 13th December 2019, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

3.3 The visibility on this day was clear. Surrounding vegetation was not fully in leaf at the time of the site visit and thus a clear indication as to potential intervisibility between the Site and the surrounding areas could be established.

Sources

3.4 The following key sources have been consulted as part of this assessment:

- **The National Heritage List for England for**

information on designated heritage assets;

- **The Highdown Conservation Area Appraisal as prepared by Worthing Borough Council; and**
- **Aerial photographs and satellite imagery.**

Assessment of significance

3.5 In the NPPF, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.²For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance”.

3.6 Historic England’s Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment³ (henceforth referred to as ‘GPA 2: Managing Significance’) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this, GPA 2: Managing Significance

² NPPF Annex 2, MHCLG, 2019

³ Historic England, 2015, *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*

also advocates considering the four types of heritage value an asset may hold, as identified in Historic England's Conservation Principles⁴; evidential, historical, aesthetic and communal. These essentially cover the heritage 'interests' given in the glossary of the NPPF, which comprise **archaeological, architectural, artistic** and **historic** interest. The most-recently issued guidance on assessing heritage significance, Historic England's Statements of Significance (October 2019)⁵, advises using the terminology of the NPPF and Planning Practice Guidance.

- 3.7 The online *Planning Practice Guidance* provides further information on the heritage values it identifies⁶:

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolize wider values such as faith and cultural identity.

- 3.8 Significance results from a combination of any, some or all of the values described above.
- 3.9 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

- 3.10 As defined in the NPPF:

"Significance derives not only from a heritage asset's physical presence, but also from its setting."⁷

- 3.11 Setting is defined as:

⁴ English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

⁵ *Historic England 2019 Statements of Heritage Significance, Analysing Significance in Heritage Assets, Historic England Advice Note 12*

⁶ *Online Planning Practice Guidance on the Historic Environment, Paragraph: 006 Reference ID: 18a-006-20190723*

⁷ NPPF Annex 2, MHCLG, 2019

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”⁸

- 3.12 Therefore, setting can contribute to, affect an appreciation of significance or be neutral with regards to heritage values.

Assessing change through alteration to setting

- 3.13 How setting might contribute to these values has been assessed within this report with reference to *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*⁹ (henceforth referred to as *GPA 3: The Setting of Heritage Assets*), particularly the checklist given on page 11. This advocates the clear articulation of ‘*what matters and why*’.

- 3.14 In *GPA 3: The Setting of Heritage Assets*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess “*whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*”. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset

that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, land use, accessibility and rarity.

- 3.15 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to “*maximise enhancement and avoid or minimise harm*”. Step 5 is to “*make and document the decision and monitor outcomes*”.

- 3.16 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

Levels of significance

- 3.17 In accordance with the levels of significance articulated in the NPPF, three levels of significance are identified:

- **Designated heritage assets of the highest significance, as identified in paragraph 194 of the NPPF comprising Grade I and II* Listed**

⁸ Ibid

⁹ Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*

buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;

- **Designated heritage assets of less than the highest significance, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and**
- **Non-designated heritage assets. Non-designated heritage assets are defined within the Government's Planning Practice Guidance as *"buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets"*¹⁰.**

3.18 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

3.19 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against,

¹⁰ MHCLG, Planning Practice Guidance, Paragraph: 039 (ID: 18a-039-20190723 Revision date: 23.07.2019)

¹¹ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

3.20 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013¹¹ that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"; and**
- **Less than substantial harm. Harm of a lesser level than that defined above.**

3.21 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this¹². This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.

3.22 Preservation does not mean no change; it specifically means no harm. *GPA 2: Managing Significance* states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*". Thus, change is accepted in Historic

¹² EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle

England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

3.23 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in *GPA 3: The Setting of Heritage Assets*, described above. Again, fundamental to the methodology set out in this document is stating 'what matters and why'. Of particular relevance is the checklist given on page 13 of *GPA 3: The Setting of Heritage Assets*.

3.24 It should be noted that this key document states that:

"setting is not itself a heritage asset, nor a heritage designation"¹³

3.25 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that

contribute to this significance, through changes to setting.

3.26 With regards to changes in setting, GPA 3: The Setting of Heritage Assets states that "conserving or enhancing heritage assets by taking their settings into account need not prevent change".

3.27 Additionally, it is also important to note that, as clarified in the Court of Appeal¹⁴, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Benefits

3.28 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

¹³ Historic England, 2017, *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (paragraph 9)

¹⁴ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061 (04 November 2016)

4. Planning Policy Framework

4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application Site, with a focus on those policies relating to the protection of the historic environment.

Legislation

4.2 Legislation relating to the Built Historic Environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990* which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

4.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case¹⁵, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”

4.5 A judgement in the Court of Appeal¹⁶ (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.

4.6 Scheduled Monuments are protected by the provisions of the Ancient Monuments and Archaeological Areas Act 1979 which relates to nationally important archaeological sites. Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation

¹⁵ East Northamptonshire District Council v SSCLG (2015) EWCA Civ 137

¹⁶ Jones v Mordue Anor (2015) EWCA Civ 1243

of the setting of a Scheduled Monument.

- 4.7 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Policy Guidance

The National Planning Policy Framework (February 2019)

- 4.8 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in February 2019. This updated the previous National Planning Policy Framework 2018, which in turn had amended and superseded the previous 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.9 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 4.10 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

- 4.11 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three "objectives" to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development."

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or

assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

4.12 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, and Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.” (our emphasis)

4.13 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.14 Heritage Assets are defined in Annex 2 of the NPPF as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including Local Listing)."

4.15 The NPPF goes on to define a Designated Heritage Asset as a:

"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.¹⁷" (our emphasis)

4.16 As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.¹⁸"

4.17 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 190 that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account

of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

4.18 Paragraph 192 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- c) the desirability of new development making a positive contribution to local character and distinctiveness"**

4.19 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

"193 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of

¹⁷ NPPF Annex 2, MHCLG, 2019

¹⁸ IBID

whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

“194 – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

4.20 In the context of the above, it should be noted that paragraph 195 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use”

4.21 Paragraph 196 goes on to state:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”

4.22 With regards to non-designated heritage assets, paragraph 197 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

4.23 Non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage

assets.

- 4.24 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Guidance

- 4.25 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.26 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 4.27 The PPG has a discrete section on the subject of the '*Historic Environment*' which confirms that the consideration of

¹⁹ MHCLG, Planning Practice Guidance, paragraph 007 (ID: 18a-007-20190723 revision date 23.07.2019)

'significance' in decision taking is important and states:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals¹⁹"

- 4.28 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting²⁰.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at

²⁰ MHCLG, Planning Practice Guidance, paragraph 018 (ID: 18a-018-20190723 revision date 23.07.2019)

all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm” (our emphasis)

Local Planning Policy

- 4.29 The site at Goring-by-Sea lies within the Borough of Worthing. Planning applications within Goring-by-Sea are currently considered against the policy and guidance set out within the Worthing Core Strategy, adopted in 2011, and saved policies of the Worthing Local Plan 2003.
- 4.30 Relevant policy from the Core Strategy is cited below:

Policy 15 – Built Environment and Design

Throughout the borough all new development will be expected to demonstrate good quality architectural and landscape design and use of materials that take account of local physical, historical and environmental characteristics of the area. In particular, new development should display a good quality of architectural composition and detailing as well as respond positively to the important aspects of local character, exploiting all reasonable opportunities for enhancement. Where appropriate, innovative and contemporary design solutions will be encouraged.

The settlement structure, landscape features and buildings which represent the historic character of Worthing should be maintained;

preserving and enhancing existing assets. Where the quality of the existing building(s) or local character is weak, solutions need to be sought which raise overall quality.

Design should encompass well structured streets that are safe, pedestrian friendly, with an accessible lay-out and that will increase permeability throughout the borough. Development lay-outs, pedestrian environments and public spaces should be designed in a manner which maximises connectivity and actual and perceived safety. This will be achieved by carefully arranging buildings, spaces and access points to maximise natural surveillance, making good use of natural and artificial light and ensuring that the mix of uses and dwelling types contributes positively to the area.

New development should factor the site's physical features and resources into the design, considering wind direction and solar orientation when designing streets and buildings to minimise energy demand.

- 4.31 No policies relating to the historic environment have been saved from the Local Plan 2003.

Emerging Policy

- 4.32 Worthing Borough Council are currently preparing their Local Plan 2016–2033. At the time of writing this assessment the following draft policies were available:

CP15 – A Strategic Approach to the Historic Environment

a) The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.

b) The Council will seek to:

i. update Worthing's Conservation and Heritage Guide

ii. review Worthing's heritage assets

iii. review Worthing's Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;

iv. take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;

v. identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between 'views' and the 'function' such views serve;

vi. recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;

vii. use Article 4 directions where important heritage assets are under threat;

viii. work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England's Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing's character and sense of place; and

ix. have regard to Historic England's range of published information, guidance and advice, and will work with others towards implementing best practice.

CP16 – The Historic Environment

a) development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

c) Development should not adversely affect the setting of heritage assets including: a Listed Building, Conservation Area, archaeological feature of national significance, or Scheduled Ancient Monument. Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances.

d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.

e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved. Consent will be subject to a condition preventing demolition until a contract for the approved redevelopment scheme has been awarded.

f) Planning permission to replace shopfronts of inappropriate design or materials, or in poor

condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.

Undesignated Heritage Assets

g) The following locally listed heritage assets will be a material consideration when determining planning applications:

i. Buildings of Local Interest;

ii. Environmental Areas of Special Character;

iii. Parks and Gardens of Local Interest.

They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements.

h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes heritage assets of archaeological interest, an appropriate desk-based assessment will be required and a field evaluation where necessary.

i) Where development will affect important views:

i. between settlements;

ii. across character areas;

iii. capturing transitions between landscape, townscape and seascape;

iv. to and from designated heritage assets.

Significant changes should be identified in planning proposals. The relationship between 'views' and the 'function' they serve must be considered. Where views are demonstrably important to local character, development proposals should respect and protect what makes the view special. West Sussex County Council's Landscape and Environment Information will be relevant to this analysis as well as local evidence and site specific documentation.

5. The Historic Environment

- 5.1 This Section considers potential impacts of heritage assets in the vicinity of the site, through a change in their setting.
- 5.2 Step 1 of the methodology recommended by Historic England's guidance *GPA 3: The Setting of Heritage Assets* (see *Methodology* above) is to identify which heritage assets might be affected by a proposed development.
- 5.3 Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designated view.
- 5.4 Consideration is made as to whether any of the heritage assets present in the vicinity of the site include the site as part of their setting which contributes to their heritage significance, and therefore may potentially be affected by the proposed development.
- 5.5 Assets in the vicinity identified for further assessment on the basis of distance and intervisibility are depicted on Figure 1 and comprise the following:

- **The Grade II Listed Clematis Cottage and Jasmine Cottage c. 25m west of the site (NHLE ref. 1027653);**

- **The Grade II* Registered Highdown Garden, which is also designated as a Conservation Area, c. 110m north of the site (NHLE ref. 1001212);**
- **The Grade II Listed North Barn (Main Block) including wall across the south, bounding the road and North Barn (range of outbuildings on east side of yard c. 190m north of the site (NHLE ref. 1263278, 1250438); and**
- **The Scheduled Highdown Hill Camp: A Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains c. 895m north-west of the site (NHLE ref. 1015877).**

- 5.6 Other assets within the wider area, excluded on the basis of distance, and/or absence of intervisibility, a lack of historical functional relationships, and/or the nature of the development (which will extend the built edge of Goring-by-Sea further north) are depicted on Figure 1.

Clematis Cottage and Jasmine Cottage

- 5.7 The Grade II Listed Clematis Cottage and Jasmine Cottage lie c. 25m west of the site (NHLE ref. 1027653). As a Grade II Listed Building, this is a designated heritage asset of less than the highest significance, as defined by the NPPF.



Plate 9 Looking south-east to Clematis and Jasmine Cottages

- 5.8 The Listed Building was originally constructed during the 18th century as one long building, possibly used as a barn, which has since been converted into two two-storey cottages. The asset is faced with flints with dressings and quoins of red brick and grey headers with a hipped tiled roof.
- 5.9 The main façade of the asset faces west, away from the site. The eastern (rear) elevations have been very heavily modified in recent times with flat-roofed two-storey rear extensions to both properties.
- 5.10 The cottages are located within associated garden plots, with deep rear gardens extending to the east, the boundaries of which form part of the western site boundary. Mature vegetation

lies between the cottages and the site within these plots.



Plate 10 Looking north-west to the heavily altered and heavily screened rear elevations of the cottages from within the site

- 5.11 The earliest mapping available shows the cottages/barn as part of a farmstead or hamlet, with a building to the north (still extant) depicted on the Tithe Map (Plate 2). The cottages now lie within an area of modern development, with modern residences to the south and west. Agricultural land within the site lies to the east, beyond their sizeable garden plots.
- 5.12 Clematis Cottage and Jasmine Cottage were historically located in the parish of Ferring and, at the time of the Tithe Apportionment of the mid-19th century, were under the ownership and occupancy of Edwin Henty Esquire and comprised

House & Yard part of North Barn. As discussed in Section 2 above, the land within the site was under different ownerships and occupancies. There is no known historical or functional association with the land within the site and the Listed Building.

- 5.13 The wholly modern rear elevations of the cottages are likely to have some glimpsed intervisibility with the site, as there are filtered views to the rear elevations from that area.
- 5.14 Clematis Cottage and Jasmine Cottage principally derive their significance from their architectural, artistic and historical values of their historic fabric. They represent an example of an 18th-century agricultural building that has since been converted into two residential dwellings. As well as this, the asset also derives some of its significance through setting. The main element of its setting comprises the garden plots associated with the two cottages and their location on Ferring Lane, from where the Listed Building can be best appreciated. The historically associated building to the north also contributes to the heritage significance of the asset through setting.
- 5.15 Immediately adjacent agricultural land is considered to make a very minor contribution to the asset, in alluding to the historic landscape character and the historic function of the building as a barn. This agricultural land includes the land within the north-western extent of the site, but also land to the north-east. However, there is no documented historical functional association between the site and these assets, and only glimpsed intervisibility.

- 5.16 The setting of the asset has been considered in the design of the proposed development, with open space retained to the north-east which will preserve glimpses, from the cottages, of outlying farmland. The proposed development will alter the character of the remainder of the site from agricultural to a mixture of modern built form and open space. Given the limited intervisibility with the site and the absence of any known historical or functional association between the land within the site and the Listed Building, overall, the change of character of the site will result in a negligible level of harm to the heritage significance of the asset. This equates to less than substantial harm at the very lowermost end of the spectrum.

Highdown Garden

- 5.17 The Grade II* Registered Highdown Garden, which is also designated as a Conservation Area, lies c. 110m north of the site (NHLE ref. 1001212). As a Grade II* Registered Park and Garden and a Conservation Area, this is a designated heritage asset of the highest significance.
- 5.18 Highdown Garden was added to the Registered Parks and Gardens list on 1st June 1984. Subsequently, a Conservation Area covering the Registered Garden was designated on 29th April 1997 and a Conservation Area Appraisal was prepared and adopted by Worthing District Council.
- 5.19 The house, known as Highdown Tower, was constructed in c. 1820 and in the mid 19th century was under the ownership of the Lyons family. In 1909 the house and surrounding grounds

were purchased by Major Frederick Stern. In 1919 until his death in 1967 Major Stern and his wife created and developed the gardens in and around a former chalk pit, in what began as an experiment in gardening on chalk. The plants were grown from imported seeds or obtained from well-known botanists of the 20th century. The gardens surround the house to the north, south and west, although the house is now mainly heavily screened from the gardens by belts of mature trees.

- 5.20 Following Sir Stern's death, the house and gardens were given to Worthing Borough Council who restored and managed the gardens. Since then the Council sold the freehold of the house which was used as a conference centre and club. The house is now used as a hotel and the gardens are open to the public.
- 5.21 Highdown Garden is located on the south-facing upper slopes of Highdown Hill. The Registered Garden covers an area of c. 4.5 ha which comprises the house, the surrounding gardens, the drive, and two lodges located on either side of the approach from the south.
- 5.22 The gardens themselves contain a number of elements despite their compact nature, including a former chalk pit, rose garden, ponds, woodland areas and herbaceous garden.
- 5.23 Generally, the garden is inward-looking with a strongly secluded feel. The garden was designed to provide shelter to the plants, as the coastal hillside location rendered the garden susceptible to salt incursion and south-westerly gales. The northern boundary of the main garden is partly formed by the rear face

of the chalk pit (Plate 11) and the other boundaries are defined by close-boarded fences, combined with densely-planted conifers on the southern edge.



Plate 11 Looking north-east to the northern face of the chalk pit garden

- 5.24 In addition to the external boundaries and planting, there are also internal belts of mixed evergreen and deciduous trees, further restricting views and adding to the sense of seclusion and sheltering.
- 5.25 To the east, south and west of the garden comprises arable land, whilst land to the north comprises open downland and scrub.
- 5.26 Historically, there were views out from a gravel terrace to the south and east of the house across the land to the south, to the

sea.

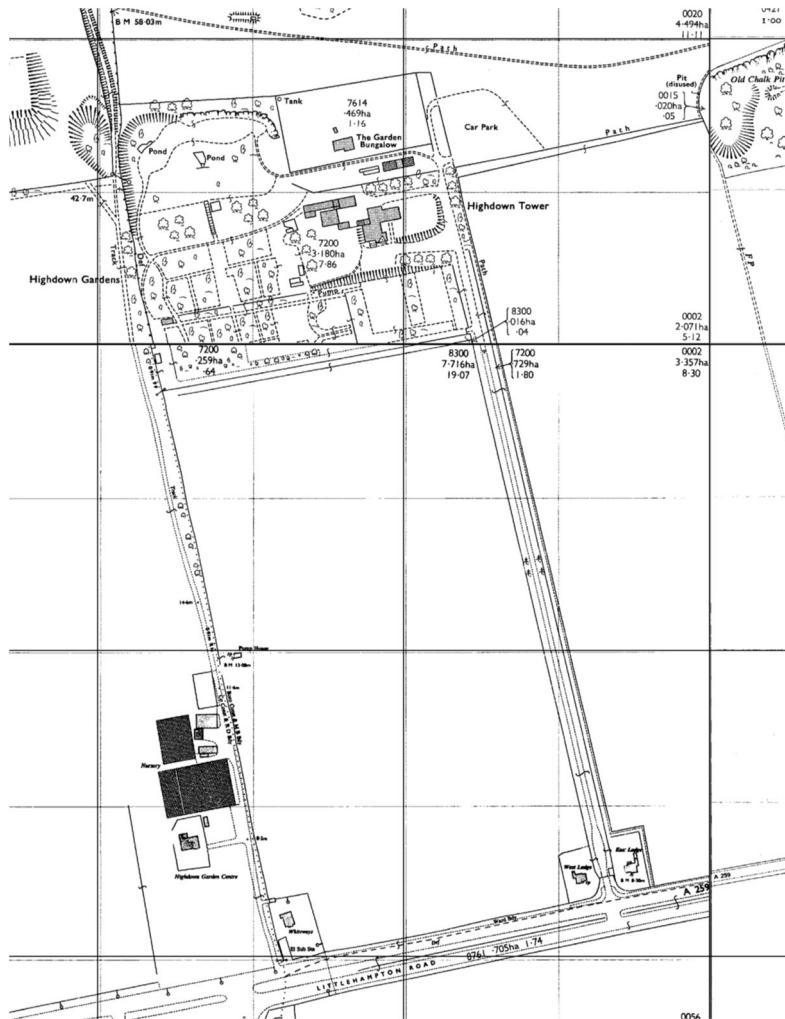


Plate 12 Ordnance Survey map of 1954 showing the gardens and terrace to the south of the house.

5.27 However, these views are now screened by trees (Plate 13),

which also partially screen views from the house itself, although views from the top of the tower over land to the south are anticipated, and filtered views east from the hotel are likely.



Plate 13 Looking north to the house from within the gardens, showing screening planting to the south of the terrace.

5.28 Three other parts of the garden have views out to the wider area. There is a glimpse of wider land from the modern entrance to the gardens, looking south to agricultural land to the south-east (Plate 14).



Plate 14 Looking south-east to wider agricultural land from the modern entrance to the gardens

- 5.29 There is also a glimpse of wider land and the sea from the rose garden (Plate 15).



Plate 15 Looking south from the rose garden, to the sea

- 5.30 Highdown Garden is approached from the A259 to the south, via a drive lined by hedges and marked by two lodges constructed in 1860. The drive continues for approximately 0.4km to the north. The clearest views out from the Registered Park and Garden/Conservation Area are from this drive and the lodges, outside of the core of the gardens. As the land rises moving north, the views become more extensive (Plate 16).



Plate 16 Looking south from the approach road to the gardens

- 5.31 The Registration description states that due to the location of the house and gardens on the upper slopes of Highdown Hill, panoramic views are possible towards the coastal plain and the sea. The Conservation Area Appraisal states that *'the surrounding area is undeveloped, allowing uninterrupted views in and out'*. It is really only from the drive, lodges and the top of the tower that such views are possible; views from within the gardens are limited to glimpses.
- 5.32 The Appraisal goes on to state that with regards to Highdown Tower *'from the Littlehampton Road, the most visible feature is the south tower which... presents the only pebble-dashed elevation'*. With regards to Highdown Tower, the Appraisal

states that *'on approach, the house is not visible until the top of the drive is reached and from the A259 and Titnore Lane, the house can only be glimpsed through trees'*.

- 5.33 At the time of the Tithe Apportionment in the mid-19th century, the land on which Highworth Garden was established was under the ownership and occupancy of David Lyon Esquire. The Registration description states that Highworth Tower was owned at some point during the 19th century by the Lyon family, who also owned and occupied the land within the site. This documented link predates the ownership of the Stern family who created the garden.
- 5.34 Highdown Garden principally derives its significance from its artistic and historic interests as an example of a designed landscape established during the early 20th century and further developed and used into the 21st century. The buildings located within the designation, including Highdown Tower and the Tea Rooms, also contribute to the significance of the asset through their architectural, artistic and historic interests – although they themselves are not designated heritage assets.
- 5.35 As well as this, Highdown Garden also derives some of its significance through setting. Its surroundings have undergone considerable change over time. The terraces close to the house and the house itself appear originally to have had expansive views to the south, but such views are now only possible from the tower, lodges and access drive, with modern built development at Goring and Ferring visible within the coastal

plain.

- 5.36 The gardens themselves do not appear to have been laid out to afford such views. Boundary planting and shelter belts were a vital part of the garden, protecting it from south-westerly gales and salt incursion. A few glimpses of the wider landscape are possible, but these are narrowly-focussed.
- 5.37 The undeveloped land in the vicinity, specifically that to the immediate south, east and west of the core of the gardens, contributes to the heritage significance of the asset, as it gives a sense of seclusion and isolation to the gardens.
- 5.38 The site is visible in views from the drive, lodges and tower, and also in the glimpsed view from the rose garden; it lies beyond agricultural land to the south and with a backdrop of modern development. Overall, the site is considered to make a very minor contribution to the heritage significance of the asset (which is a Registered Park and Garden and Conservation Area), in that it comprises a very small part of the outlying agricultural landscape that provides some visual separation from the current built form of Goring and Ferring.
- 5.39 The proposed development will result in the introduction of residential built form c. 110m south of the entrance drive to the Grade II* Registered Garden and Conservation Area, bringing development slightly closer in the views mentioned above. It should be noted, however, that the northern area of the site will remain undeveloped, and the agricultural land contiguous with the asset will remain unchanged. Overall, the impact on the

heritage significance of the asset is considered to be negligible less than substantial harm at the very lowermost end of the spectrum.

North Barn

- 5.40 The Grade II Listed North Barn (Main Block) and North Barn (range of outbuildings on east side of yard) lies c. 190m north of the site (NHLE ref. 1263278, 1250438). As Grade II Listed Buildings, these are designated heritage assets of less than the highest significance.



Plate 17 Looking north to North Barn buildings

- 5.41 The Main Block was constructed out of cobbles with brick dressings and a slate roof during the early 19th century. It is of L-shaped plan, with a large barn forming the rear, a long shed

- extending from it along the western side, and a flint wall on the southern side.
- 5.42 The outbuildings on the eastern side of the yard are contemporary with the Main Block but are slightly detached and considerably lower.
- 5.43 The buildings enclose a formerly associated yard and are surrounded by agricultural land to the north, east and west, and the A259 (Littlehampton Road) to the south. During the early 2000s the North Barn buildings were converted into a pub. There is no longer an association between the assets and the surrounding agricultural land.
- 5.44 The buildings have views to surrounding agricultural land in all directions, albeit to the north the land lies beyond a car park, and to the south, agricultural land lies beyond the A259. Views south from the assets include modern built form at Goring-by-Sea.
- 5.45 According to the Goring Tithe Apportionment, North Barn comprised *Barn, Outbuildings & Yard* under the ownership and occupancy of David Lyon Esquire. As stated above, the land within the site was also partially under the ownership and occupancy of David Lyon, who was in control of a large amount of land within the parish.
- 5.46 The Grade II Listed Buildings at North Barn principally derive their significance from their architectural, artistic and historical values of their historic fabric and as examples of early 19th-century farm buildings.
- 5.47 In addition, the assets also derive some of their significance through setting, although less than from their fabric. The former farmyard area makes the greatest contribution, as it has a close historical functional association with the barns, and this is the area from where the buildings are today best appreciated.
- 5.48 Immediately adjacent agricultural land also contributes to the significance of the assets as part of its formerly associated area with which the asset has intervisibility. However, the conversion of the outbuildings to a pub has severed such functional associations with the surrounding agricultural land.
- 5.49 The land within the site and the buildings at North Barn were under the same ownership and occupancy in the mid-19th century. This association has since been severed by the conversion of the outbuildings. Intervisibility remains, although the site lies beyond the A259 and other agricultural land, and has a backdrop of existing modern development. Overall, the site is considered to make a very small contribution to the heritage significance of the assets through setting.
- 5.50 The proposed development will be set back c. 190m south of the Listed Buildings at North Barn. Built form will be visible closer, but will be set beyond existing agricultural land and open space. The character of part of the formerly associated land will change, but the functional link has already been severed by the change of use of the complex and severance of common ownership. Agricultural land to the east, north, and west of the complex will remain unaltered. Overall, the proposed development will result

in negligible harm to the heritage significance of the asset, comprising less than substantial harm at the very lowermost end of that spectrum.

Highdown Hill Camp

- 5.51 The Scheduled Monument of Highdown Hill Camp (a Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains) is located c. 895m north-west of the site (NHLE ref. 1015877). As a Scheduled Monument, this is a designated heritage asset of the highest significance.
- 5.52 The Ram's Hill type enclosure dates to the Bronze Age period and comprises a roughly east to west aligned, raised sub-oval area of approximately 1 ha, which is bounded by a bank to the south and surrounded by a ditch. To the north where the ground naturally falls away steeply, the defences comprise a scarp. The entrance to the enclosure was through the southern ramparts. Evaluation during the 18th and 19th centuries recorded that the defences of the enclosure were remodelled at least once during the later prehistoric period. Structural remains and artefacts associated with occupation were also recorded, indicating intensive use during the Middle and Late Bronze Age. Fragments of Roman pottery found within the enclosure showed that the area was reused.
- 5.53 An Anglo-Saxon cemetery, comprising both cremation and inhumation burials, was located within the centre of the enclosure. Over 150 burials were recorded alongside grave goods and artefacts, which dated to the 5th and 6th centuries AD.

Accompanying contemporary structures associated with the cemetery were also recorded within the south-eastern part of the enclosure.

- 5.54 A medieval post mill mound survives within the enclosure as a circular mound c. 14m in diameter and at a height of c. 0.5m. This lies in the south-western extent of the enclosure. This mill was first constructed in this location during the late 12th century, before falling into disuse during the mid-19th century when it was dismantled. A post-medieval miller's tomb lies to the south-east of the Scheduled Monument.
- 5.55 During the Second World War, the monument was reused as the site of a radar station, the construction of which disturbed the interior and ramparts of the earlier enclosure. This has subsequently been demolished. 19th-century tree planting has also caused some damage to the central part of the asset. The eastern extent of the enclosure was destroyed by an 18th- to 19th-century chalk pit and has been excluded from the Scheduling.
- 5.56 Ram's Hill type enclosures are a rare monument type, with fewer than ten having been positively identified. Therefore, all examples with surviving remains are considered to be of national importance. Anglo-Saxon cemeteries represent one of the principal resources of archaeological evidence regarding the early medieval period. All surviving examples which have not been heavily disturbed are considered to be worthy of protection.

- 5.57 Highdown Hill Camp lies at approximately 81m aOD. The land to the north falls steeply, with the land to the south-east and south-west falling more gradually. Highdown Hill is a prominent location in the landscape, affording wide ranging views in all directions. Views to the south include the coastline, beyond modern development (Plate 18); views north-west include the South Downs (Plate 19).



Plate 18 Looking south-east from Highdown Hill Camp



Plate 19 Looking north-west to the South Downs from Highdown Hill Camp

- 5.58 The coastal plain has seen considerable change since the early medieval period, with the expansion of Goring and Ferring, and the reorganisation of the agricultural hinterland of these settlements.
- 5.59 The elevation of the monument means that it is visible from a wide area, including the coastal plain to the north.
- 5.60 Highdown Hill Camp principally derives its significance from the archaeological, artistic and historic interests of its upstanding earthworks and below-ground remains and as an example of a Bronze Age enclosure. The Scheduled Monument also derives

significance from the archaeological below-ground remains of the Anglo-Saxon cemetery. The medieval mill mound derives significance from the archaeological, artistic and historical value of its upstanding earthworks and below-ground remains. There are also below-ground remains of the World War II radar station. The Scheduled Monument retains important archaeological and environmental evidence regarding its use over a period of at least three thousand years.

- 5.61 As well as this, Highdown Hill Camp also derives some of its significance from its setting. The enclosure was specifically located on the summit of Highdown Hill: exploiting the natural topography of the area in order to create a defensive structure with a wider outlook.
- 5.62 The vicinity of the asset that is downland makes an appreciable contribution to its significance through setting, being of relatively unaltered character, and the area from where the asset is best appreciated and understood.
- 5.63 The miller's tomb, which lies within the downland, contributes to the heritage significance of the asset through setting, through historic illustrative value.
- 5.64 It is evident that the landscape has been greatly altered since the construction of the prehistoric enclosure: the outlying farmland owes its character to post-medieval and modern enclosure and built development at Goring-on-Sea and Ferring.
- 5.65 The site is visible in views south from the asset, surrounded on three sides by modern development. There are also views north

from within the site towards the Scheduled Monument. Similar views are possible from public rights of way across land to the west of the site, and from land to the north and north-east of the site.



Plate 20 Looking north-west from the public right of way within the site to Highdown Hill Camp

- 5.66 The agricultural land within the site does not have a documented historical or functional association with the Highdown Hill Camp Scheduled Monument.
- 5.67 Overall, the land within the site is considered to make a very small contribution to the heritage significance of the Scheduled Monument through setting, due to the views to the monument from it.

5.68 The proposed development will result in the construction of modern built form some distance from Highdown Hill Camp, visible in views south which already comprise a large amount of development at Goring-by-Sea and Ferring. Built form will appear slightly closer in views from the Scheduled Monument in the direction of the site, but will not lie closer than existing built form in the views.

5.69 Some views of the monument from the public right of way along the southern edge of the site will be blocked, but more publicly accessible views will be created from the new public open space proposed in the northern area of the site. Overall, no harm to the heritage significance of the asset is anticipated.

6. Conclusions

- 6.1 Overall, it is considered that the proposed development will result in a negligible level of harm at the very lowermost end of the less than substantial harm spectrum, to the heritage significance of the Grade II Listed Building of Jasmine and Clematis Cottages, the Grade II Listed Buildings of North Barn, and the Grade II* Registered Park and Garden and Conservation Area of Highdown Garden.
- 6.2 No harm to the significance of any other assets through changes to setting, including the Scheduled Highdown Hill Camp, are anticipated.

Appendix 1: Designation Descriptions

CLEMATIS COTTAGE JASMINE COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1027653

Date first listed:

20-Sep-1984

Date of most recent amendment:

21-Jan-1987

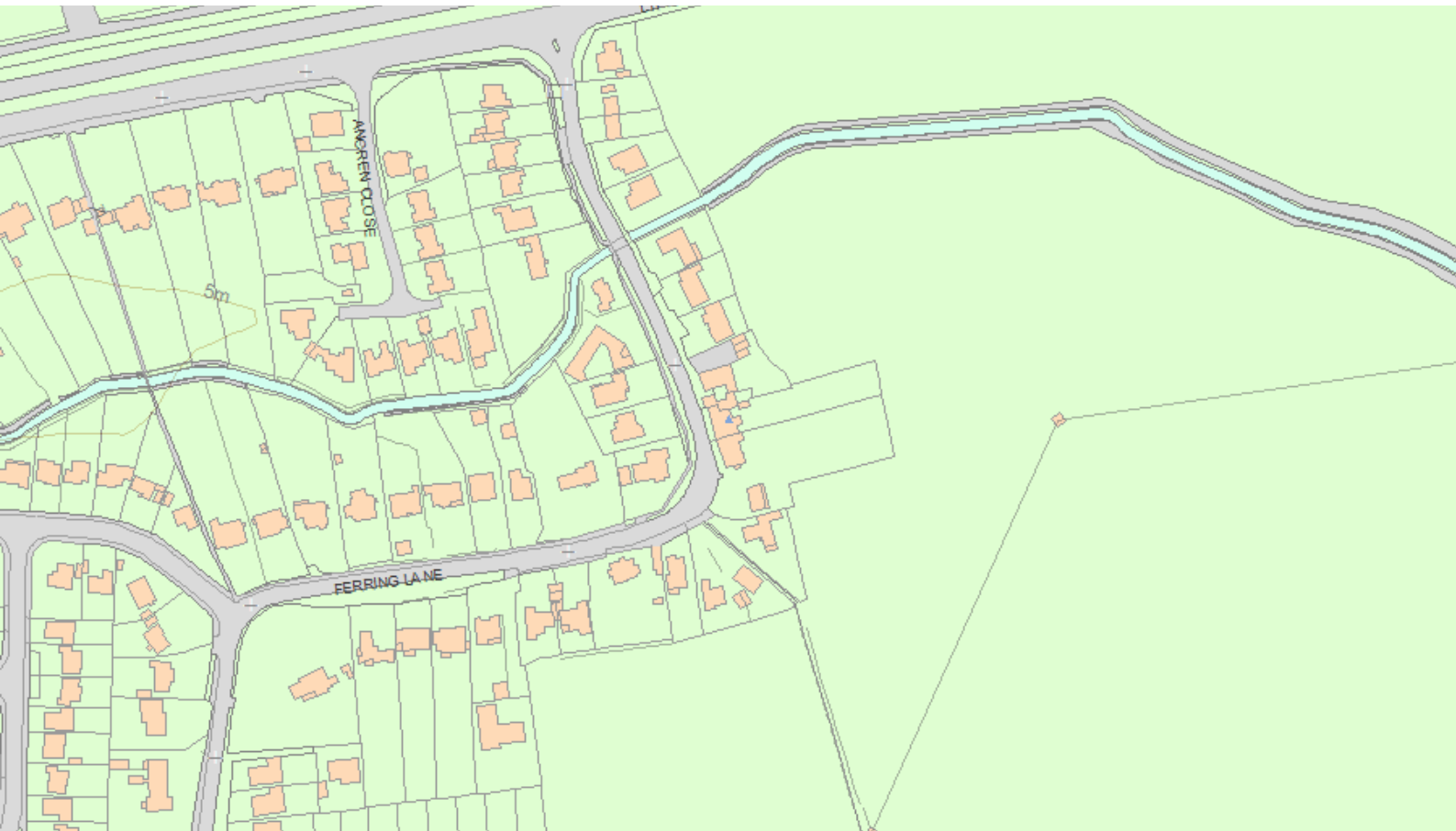
Statutory Address:

CLEMATIS COTTAGE, 42, FERRING LANE

Statutory Address:

JASMINE COTTAGE, 44, FERRING LANE

Map



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The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 23-Dec-2019 at 16:04:05.

Location

Statutory Address:

CLEMATIS COTTAGE, 42, FERRING LANE

Statutory Address:

JASMINE COTTAGE, 44, FERRING LANE

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Arun (District Authority)

Parish:

Ferring

National Grid Reference:

TQ 09765 03408

Details

In the entry for:

TQ OOSE FERRING FERRING LANE 17/116 No 42 and No 44 (Clematis Cottage)

the following name shall be added to read:

Nos 42 and 44 (Clematis Cottage and Jasmine Cottage) ----- TQ 00 SE FERRING FERRING LANE 17/116 No 42 and No 44
(Clematis Cottage)

II

One building. A long building possibly once a barn, converted into two houses. C18. Two storeys. Six windows. Faced with flints with dressings and quoins of red brick and grey headers. Hipped tiled roof. Casement windows. No 42 has a modern porch, No 44 a projecting ground floor portion at north end with pentice roof.

Listing NGR: TQ0976503408

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

297878

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 28 Jul 2001

Reference: IOE01/03446/21

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Archive image, may not represent current condition of site.



HIGHDOWN

Overview

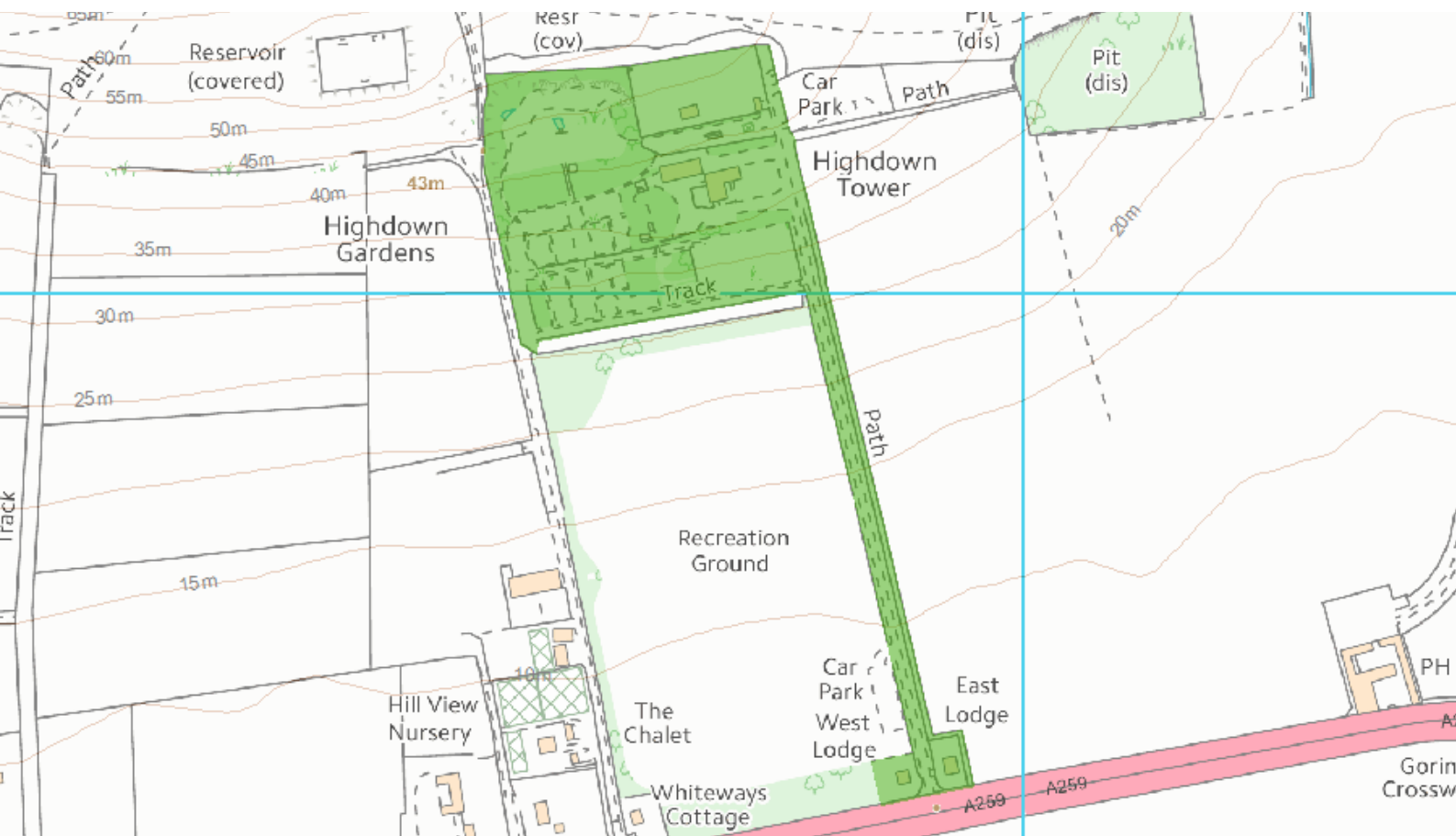
Heritage Category:
Park and Garden

Grade:
II*

List Entry Number:
1001212

Date first listed:
01-Jun-1984

Map



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This copy shows the entry on 23-Dec-2019 at 16:04:10.

Location

The building or site itself may lie within the boundary of more than one authority.

County:
West Sussex

District:
Arun (District Authority)

Parish:
Ferring

County:
West Sussex

District:
Worthing (District Authority)

Parish:
Non Civil Parish

National Park:
SOUTH DOWNS

National Grid Reference:
TQ 09788 04084

Details

An early to mid C20 plantsman's garden, created and developed in and around a former chalk pit by Sir Frederick and Lady Stern.

HISTORIC DEVELOPMENT

The present house was built at Highdown around 1820 and was owned at some time in the C19 by the Lyons family (Head Gardener pers comm, 1997). In 1909 the house and surrounding grounds were bought by Major, later Sir Frederick Stern, who came from a prominent European Jewish banking family, and his wife. From that date until Sir Frederick's death in 1967 they created and developed the present gardens, in and around a former chalk pit, partly as an experiment in gardening on chalk. Many of the original plants were grown from newly imported seed or stock obtained directly from contemporary collectors such as Frank Kingdon-Ward and Reginald Farrer or, through purchase from James Veitch's nursery at Coombe Wood, material collected by E H Wilson, George Forrest and Joseph Rock.

Lady Stern maintained the gardens for a further year until in 1968, in accordance with her husband's wishes, she gave them, with the house, to Worthing Borough Council who since the mid 1970s have restored and managed the gardens to the Sterns' original design including the propagation of their original stock. In 1980 the Council sold the freehold of the house and its immediate surroundings to the Chapman Group who run it as a conference centre and club. The site remains (1997) in divided private (commercial) and local authority ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Highdown Garden lies 0.4km due north of the A259 east to west Littlehampton to Worthing road, between the settlements of Angmering and Goring. The 4.5ha, square-shaped registered site, comprising the house, the surrounding gardens and the drive, is situated on the gentle, south-facing upper slopes of Highdown Hill, a southward extension of the South Downs, and enjoys panoramic views of the coastal plain and the sea. The lower slopes of the Hill, to the east, west and south of the site, are under arable cultivation while to the north and north-west, open downland and scrub cover the crest of the Hill. The site is enclosed along most of its north, west and south sides by close-boarded fencing (erected in the 1980s) and by internal shelter belts of mixed evergreen and deciduous trees, largely replanted after the storm of 1987 and the ravages of Dutch elm disease. A public footpath lined by hedgerows runs alongside the west boundary fence, while to the east the drive forms the boundary to the partially fenced site.

ENTRANCES AND APPROACHES The site is approached from the A259 to the south, a surfaced drive lined with clipped holly hedges entering between two roadside lodges built in 1860 (date on front elevation) and running 0.4km due north. The drive verges are planted with two daffodil cultivars, Emperor and Empress, raised in 1867. At its north end the drive gives access on the west side directly onto the unfenced north and south forecourts of the house. The public car park (outside the registered site) opens off the east side of the drive. The public entrance to the gardens is through timber gates on the west side of the drive, just beyond the north forecourt of the house.

PRINCIPAL BUILDING Highdown Tower, built around 1820 (Stern 1960), sits on a levelled terrace in the east-centre of the site. The L-shaped, two-storey house is faced in dressed flint with stone mullions and has a pitched slate roof. The flat-roofed tower sits at the south end of the building, its south and east elevations faced with render in the C20 by Sir Frederick. Since its sale in 1980 the house has been occupied as a language and a dancing school until its present use as a conference centre and club. To the immediate north-west of the house is a flint- and cement-faced stable range and a two-storey butler's and carriage house, in use now (1997) as offices and a tea room. Permission was granted in 1997 to convert and extend these buildings to form an hotel.

GARDENS AND PLEASURE GROUNDS The gardens at Highdown surround the house on the north, west and south sides, but are almost completely screened from it and its surrounding rectangle of surfaced car parks, formerly laid out as garden, by belts of mature holm oak along the west and south sides and by a high hedge and ornamental trees along the north side. The public gate to the garden gives onto a bark-surfaced path which leads due west towards the chalk pit. On its south side is a linear range comprising a tile-roofed shelter (built in the 1980s), an early C20 glasshouse and outbuilding (in use as office and store) and, at the west end, a herb garden laid out in the 1970s on the site of a further glasshouse. The path is lined with flowering cherries planted by Sir Frederick in 1938. On its north side, the rising grassy slope of former downland, cultivated for arable crops during the Second World War, is planted with a wide range of berrying trees and shrubs, some surviving from Sir Frederick's original planting in 1945 (guide leaflet).

At its west end (100m from the entrance gate), the path leads northwards down a slope flanked by mixed shrub and herbaceous beds into the bowl of the chalk pit, the almost vertical face of which rises c 21m on the north side. A limestone rockery, built by Sir Frederick in 1910 and planted with low-growing rock plants and shrubs, stretches along the foot of the cliff with, at its western end, a small cement-lined pond, its large clumps of bamboo planted in 1910. Above the pool and rockery, shrubs including immense spreading junipers, cotoneasters and Himalayan musk roses grow in abundance in pockets and on the lower slopes of the chalk cliff, some surviving from the original experimental planting in the early C20. The floor of the pit is laid to an informal lawn with, on its south side, a further oval lily pool, surrounded by paving laid in the 1970s and backed by a cave framed by a high wall of Horsham stone, a feature created by Sir Frederick from a former lime kiln. The pool is flanked by a Horsham stone rockery, laid out in 1910 with advice from the nurseryman Clarence Elliot (1881-1969).

Southwards, paved paths lead up the southern edge of the pit through the rockery into the rose garden which is laid out on an east to west axis with species roses in parallel oval beds set in lawn and enclosed along the south side by a clipped hedge of holm oak. Its western end is enclosed by a semicircular, timber, rose-covered pergola from the west side of which steps lead down onto a lawn set with island beds and specimen trees (including a maple, *Acer griseum*, from Veitch's nursery planted in 1912). Westwards beyond the lawn the bank around the perimeter of the garden is planted with massed hellebores. South of the rose garden, a grass path on the axis between the cave and the southern boundary descends by two flights of stone steps through a small beech wood, shown as an established belt in 1889 (OS 2nd edition) and largely replanted in 1987 after severe storm damage. Along the south side of the beech wood a broad shrub border, lined by an east to west grass walk, overlooks the Middle Garden Island Beds, laid out as large ovals on the gently south-sloping lawns. These Beds, altered in the 1970s from their original rectangular forms separated by narrow grass paths, are planted with shrubs including tree peonies, cultivars of day lilies and bearded iris grown in the early C20, and with a wealth of spring-flowering bulbs. At the far east end of the Middle Garden is a small area of raised beds growing acid-loving plants. South of the Middle Garden and divided from it by a pittosporum hedge and a further east to west grass walk, are the Lower Garden Island Beds, similarly modified from their original rectangular form and planted with flowering shrubs and a wide range of the herbaceous peonies, iris, agapanthus and fox-tail lilies grown by Sir Frederick.

East of the Lower Garden and separated from it by a broad border of trees and shrubs, open lawns, which formed the principal area of garden before 1909, extend southwards from a steep bank below the south front of the house. The two flights of steps connecting the lawns to the house, a sundial above the bank on the south forecourt and two rose beds on the lawns are now (1997) gone (photographs in CL 1937). The garden is enclosed along its entire southern edge by a rose-covered timber trellis backed by a shelter belt of fallen cypress and a replanted belt of mixed deciduous hardwoods, pine and holm oak.

REFERENCES

Country Life, 81 (20 February 1937), pp 198-203 F C Stern, A Chalk Garden (1960) A Hellyer, A Shell Guide to Gardens (1977) Highdown Chalk Gardens, guide leaflet, (Worthing Borough Council, nd)

Maps OS 6" to 1 mile: 2nd edition published 1899 OS 25" to 1 mile: 3rd edition published 1912 1932 edition

Description written: November 1997 Register Inspector: VCH Edited: June 2000 This list entry was subject to a Minor Enhancement on 29/04/2019

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

2218

Legacy System:

Parks and Gardens

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.

End of official listing



NORTH BARN (MAIN BLOCK) INCLUDING WALL ACROSS THE SOUTH, BOUNDING THE ROAD

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1263278

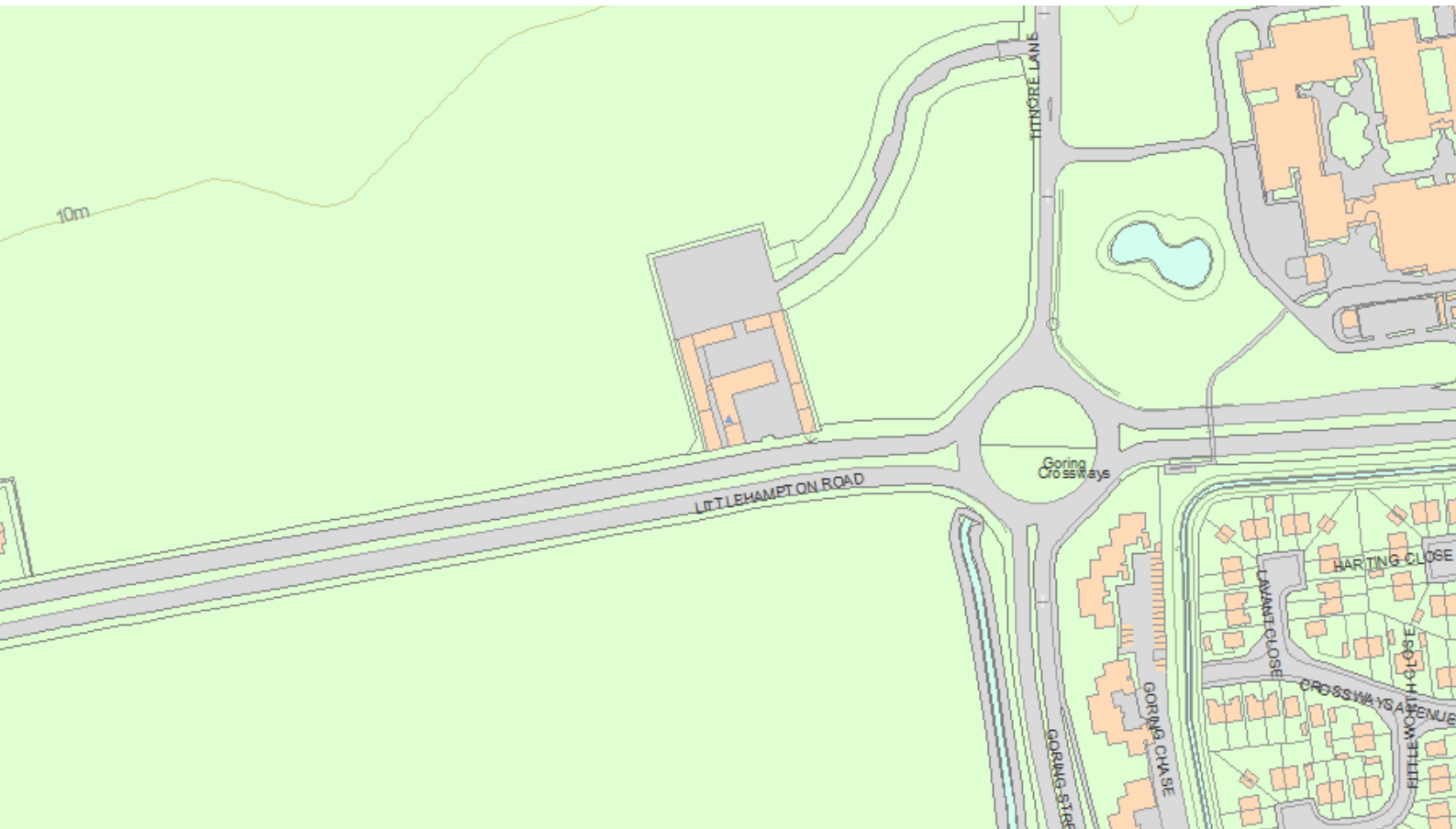
Date first listed:

07-May-1975

Statutory Address:

NORTH BARN (MAIN BLOCK) INCLUDING WALL ACROSS THE SOUTH, BOUNDING THE ROAD,
LITTLEHAMPTON ROAD

Map



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Location

Statutory Address:

NORTH BARN (MAIN BLOCK) INCLUDING WALL ACROSS THE SOUTH, BOUNDING THE ROAD,
LITTLEHAMPTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Worthing (District Authority)

National Park:

SOUTH DOWNS

National Grid Reference:

TQ 10248 03712

Details

LITTLEHAMPTON ROAD 1. 5406 (North Side) North Barn (Main block) including wall across the south, bounding the road TQ 1003 9/163 7.5.75. II 2. Probably early C19. Forming a yard (with the separate shed on the east side), the main block is L-shaped, with a very large barn forming the rear, north side of the yard, a long shed extending from it along the west side, the south side being closed by a flint wall with stone coping. Well-built in cobbles, with brick dressings. Slate roof of even height over both wings. Double full-height doors to centre of barn, which has queen-post type of roof. The shed is open below, on the yard side, weather-boarded above with casement windows.

Listing NGR: TQ1024803712

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

432801

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

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Date: 06 Jan 2001

Reference: IOE01/03163/34

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Archive image, may not represent current condition of site.

NORTH BARN (RANGE OF OUTBUILDINGS ON EAST SIDE OF YARD)

Overview

Heritage Category:
Listed Building

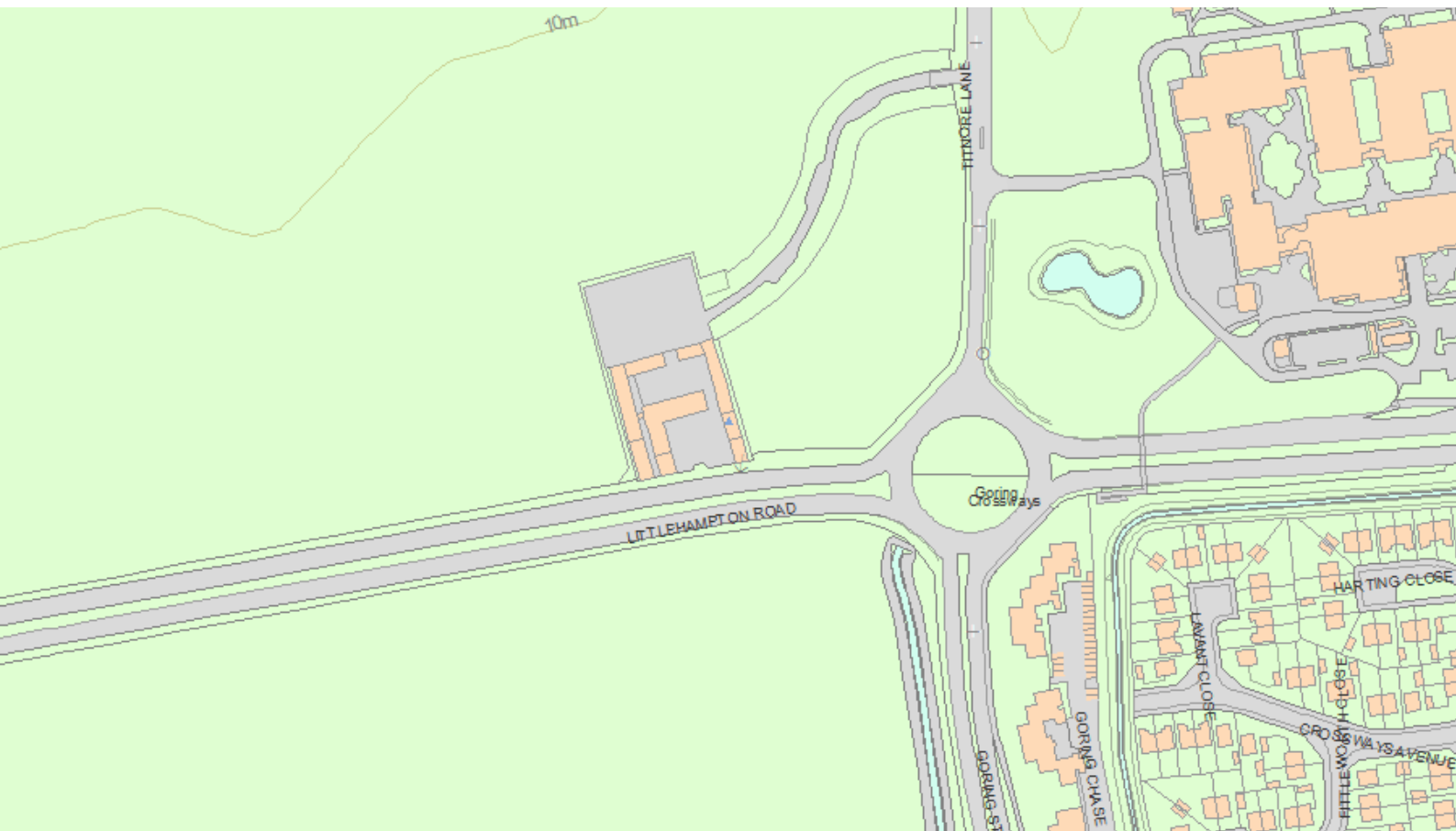
Grade:
II

List Entry Number:
1250438

Date first listed:
07-May-1975

Statutory Address:
NORTH BARN (RANGE OF OUTBUILDINGS ON EAST SIDE OF YARD), LITTLEHAMPTON ROAD

Map



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Location

Statutory Address:

NORTH BARN (RANGE OF OUTBUILDINGS ON EAST SIDE OF YARD), LITTLEHAMPTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Worthing (District Authority)

National Park:

SOUTH DOWNS

National Grid Reference:

TQ 10276 03723

Details

LITTLEHAMPTON ROAD 1. 5406 (North Side) North Barn (range of outbuildings on east side of yard) TQ 1003 9/164 7.5.75. II 2. Slightly detached and considerably lower shed making up the group round the yard; of the same build and evidently the same date, being open on the west side, towards the yard, supported by a row of posts.

Listing NGR: TQ1027603723

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
432802

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Images of England

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Date: 06 Jan 2001

Reference: IOE01/03163/33

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Highdown Hill Camp: A Ram's Hill type enclosure, an Anglo-Saxon cemetery and associated remains

Overview

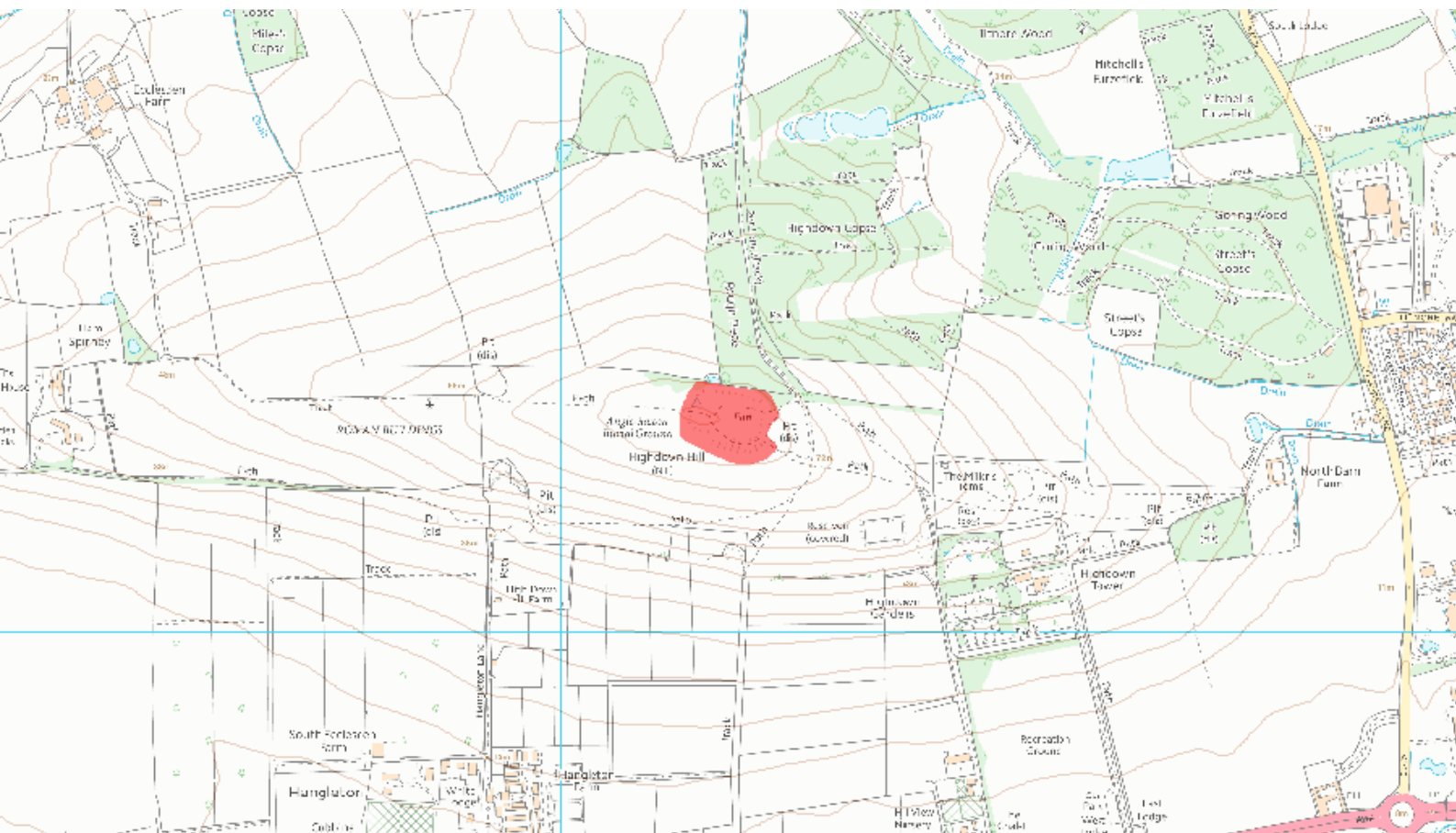
Heritage Category:
Scheduled Monument

List Entry Number:
1015877

Date first listed:
09-Sep-1930

Date of most recent amendment:
12-Jun-1997

Map



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Location

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County:

West Sussex

District:

Arun (District Authority)

Parish:

Ferring

National Park:

SOUTH DOWNS

National Grid Reference:

TQ 09272 04341

Reasons for Designation

Ram's Hill type enclosures were constructed on hilltops in southern England throughout the Bronze Age (2000-700 BC). They usually survive as an oval area of up to c.5ha defended by a single bank and external ditch interrupted by simple causewayed entrances. Traces of circular houses have been found within the interiors, and associated field systems have been identified nearby; the enclosures are therefore interpreted as the sites of domestic settlement. Some examples, such as the earliest phase of the enclosure on Ram's Hill itself, may have been occupied on a temporary seasonal basis, and evidence for episodes of feasting on a social or ceremonial scale has been found. In several cases, investigations have provided evidence for the remodelling and reuse of the enclosures during the later prehistoric and Roman periods. Sparsely distributed throughout central southern England, Ram's Hill type enclosures are one of very few classes of monument dating to the Early and Middle Bronze Age. They are a rare monument type; less than 10 have been positively identified. All examples with surviving remains are therefore considered to be of national importance.

Anglo-Saxon cemeteries date to the early medieval period, from the fifth to seventh centuries AD. Associated with the immigration into Britain of settlers from northern Europe, these pagan cemeteries can include both inhumation, involving the placing of burials in rectangular graves, and cremation, where burnt remains were placed in containers which were then buried in small pits in the ground. In each type of burial the human remains might be accompanied by those of animals and by grave goods, including jewellery and weapons. Cemeteries containing up to several thousand burials are known, and individual examples may have been in use for up to 300 years. Anglo-Saxon cemeteries represent one of our principal sources of archaeological evidence about the early medieval period, providing information on population, social structure and ideology. All surviving examples, other than those which have been heavily disturbed, are considered worthy of protection. The Ram's Hill type enclosure and Anglo-Saxon cemetery on Highdown Hill survive well, as will buried evidence for the World War II radar installations. Investigations have shown that the monument retains important archaeological and environmental evidence relating to its use over a period of at least three thousand years.

Details

The monument includes a Ram's Hill type enclosure, a later, Anglo-Saxon mixed-rite cemetery and associated remains, including a medieval post mill, situated on an isolated chalk hill which rises above the West Sussex coastal plain c.4km south of the main ridge of the Sussex Downs. The Ram's Hill type enclosure, which dates to the Bronze Age (2000-700 BC), is a roughly east-west aligned, raised sub-oval area of c.1ha, the southern part of which is bounded by a bank up to c.0.5m high and c.8m wide, surrounded by a c.10m wide ditch. To the north, where the ground falls away steeply, the defences survive as a simple scarp. The southern ramparts are flanked by a second, smaller bank, which has been interpreted as an original feature, although its profile has been altered by long term ploughing. Arable cultivation has also partly disturbed the western ramparts. Access to the interior was by way of a c.8m wide gateway through the southern ramparts. Investigations of the enclosure during the 19th and 20th centuries indicated that its defences were remodelled at least once during the later prehistoric period. Traces of contemporary buildings and substantial amounts of pottery fragments and other artefacts were also revealed within the defended area, providing evidence for intensive use during the Middle and Late Bronze Age. Fragments of Romano-British pottery sherds found within the enclosure suggest that it was also reused after the Roman invasion of AD 43. The Anglo-Saxon cemetery, which includes both cremation and inhumation burials, is centred within the earlier enclosure. Over 150 burials have been discovered, and analysis of the accompanying grave goods, or artefacts deposited with the bodies, has indicated that the cemetery was in use during the fifth and sixth centuries AD. Buried foundations of contemporary structures, interpreted as buildings associated with the cemetery, have been found within the south eastern sector of the monument. The later medieval post mill survives as a circular mound c.14m in diameter and up to c.0.5m high, and is sited in the south western sector of the earlier enclosure. Historical records and cartographic evidence suggest that a windmill was first constructed on the hill during the late 12th century. The post mill fell into disuse and was dismantled during the mid-19th century. During World War II the monument was used as the site of a now demolished radar station, the construction of which partly disturbed the interior and ramparts of the earlier enclosure. Nineteenth century tree planting has also caused some damage to the central part of the monument. The eastern edge of the enclosure was destroyed by an 18th or 19th century chalk extraction pit, and this area is therefore not included in the scheduling. The modern Ordnance Survey trig pillar is excluded from the scheduling, although the ground beneath it is included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
29268

Legacy System:
RSM

Sources

Books and journals

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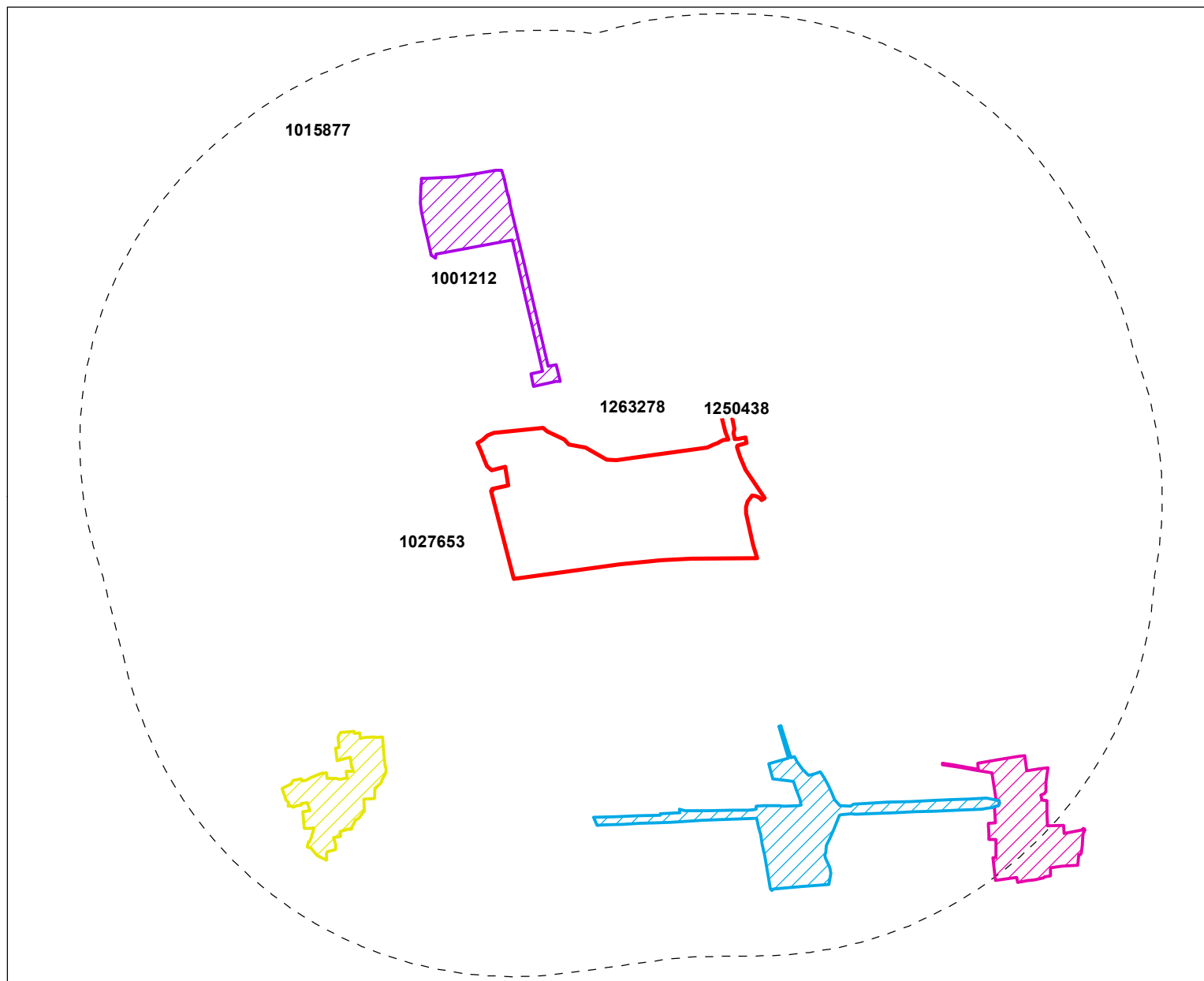
Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

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Appendix 2: Figures



KEY

- Site
- 1km
- Highdown Conservation Area
- Ferring Conservation Area
- Goring Hall Conservation Area
- Goring Conservation Area

Listed Buildings

Grade

- ▲ I
- ⬠ II
- ⬡ II*

Scheduled Monuments

Registered Parks and Gardens

Revisions:
First Issue- 09/12/2019 RG
Second Issue- 27/07/2020 EP

Figure 1: Designated Heritage Assets

Goring Station, Goring-by-Sea

Client: Persimmon Homes Thames Valley

DRWG No: P19-3046 Sheet No: - REV: -

Drawn by: RG Approved by: GS

Date: 27/07/2020

Scale: 1:15,000 @ A4







DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE