

## Landscape and Ecology Study of Greenfield Sites in Worthing Borough



### COMBINED SUMMARY

April 2017

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**1. INTRODUCTION**

- 1.1 In 2015 Hankinson Duckett Associates (HDA) was commissioned by Adur and Worthing Borough Councils to undertake a Landscape and Ecology Study of eight Greenfield sites (Sites 1 to 8) which have been promoted through Worthing’s Strategic Housing Land Availability Assessment (SHLAA). In 2017, HDA carried out an assessment of two further sites (Sites 9 and 10) as an addendum to the original 2015 study.
- 1.2 Following representations from site promoters and the need for a ‘no stone unturned’ approach to identifying suitable development sites, HDA carried out a further review of three sites (Sites 3B, 5B and 8A) which the original 2015 study judged to be ‘low’ suitability. Additionally, Arun District Council requested that an additional site (Site 5C) should also be considered as part of this review.
- 1.3 This document combines and summarises the overall findings of the original 2015 study, the 2017 addendum and takes into account the review of sites within the 2015 study, and the additional area within Arun District.

**2. SUITABILITY FOR DEVELOPMENT**

- 2.1 The overall landscape, visual and ecological suitability for development of each site or zone has been determined by combining the sensitivity and value ratings derived from the tabulated assessments set out in the documents described above. Sites with a higher sensitivity and/or value have a lower suitability for development than sites with lower sensitivity and/or value.
- 2.2 Using the matrix below, the suitability of each site or zone is set out in the table on page 2 and indicated on the accompanying map on page 3.

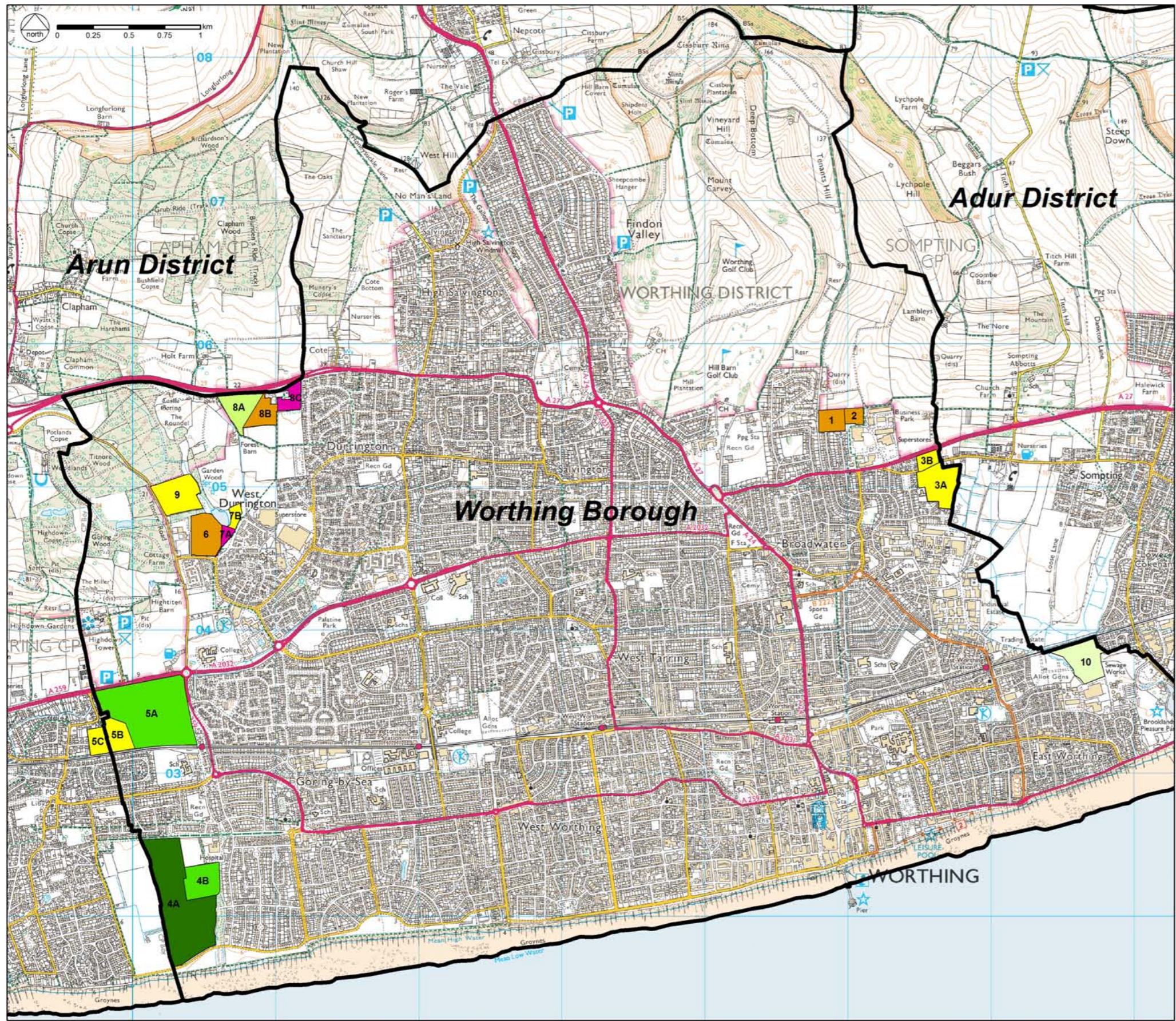
		<b>Sensitivity</b>				
		<b>Major</b>	<b>Substantial</b>	<b>Moderate</b>	<b>Slight</b>	<b>Negligible</b>
<b>Value</b>	<b>Major</b>	Negligible	Negligible	Negligible / low	Low	Low / medium
	<b>Substantial</b>	Negligible	Negligible / low	Low	Low / Medium	Medium
	<b>Moderate</b>	Negligible / Low	Low	Medium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

- 2.3 Sites 4A, 4B, 5A, 8A and 10, which have major or substantial sensitivity and/or value, have negligible to low or low/medium suitability for development in terms of landscape, visibility and/or ecology. Housing development in these areas would have a significant and detrimental effect on the character of the landscape as a whole and/or on separation between settlements, the setting to existing settlement or the South Downs National Park. Site 10 could be appropriate for formal or informal open space proposals provided views from the National Park are carefully considered and boundary vegetation is maintained in order to conserve the separation between East Worthing and Lancing.

- 2.4 Sites 3A, 7B and 9 have moderate ratings of sensitivity and value, and are therefore considered to have Medium suitability for housing development. Following the detailed review including consideration of further potential mitigation measures, Sites 3B, 5B and 5C are also judged to have Medium suitability for housing development. These sites are potentially suitable in landscape, visual and ecology terms for limited development proposals which would ‘round off’ a settlement or develop infill sites, but would need to demonstrate no adverse impacts on the setting to the National Park, the wider landscape or important landscape features such as woodland, and should have regard for the setting and form of existing settlement and the character and sensitivity of the adjacent landscapes.
- 2.5 Sites 1, 2, 6 and 8B are identified as having Medium/High landscape, visual and ecology suitability for development. These sites could accommodate urban extensions and/or infill sites, due to their generally lower sensitivity or value, provided sensitive considerations are taken into account, in particular the setting to the South Downs National Park.
- 2.6 Sites 7A and 8C are less constrained areas with high suitability for development from a landscape, visual and ecology perspective, which could accommodate allocations of new development without significant detrimental effects on the character of the landscape as a whole provided the form of new development proposals are closely related to, and in scale with, existing adjacent settlement.

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





**KEY**

Borough and District boundaries

Sites:

- 1 Land North of Beeches Avenue
- 2 Worthing United Football Club  
Beeches Avenue
- 3 Land South of Upper Brighton  
Avenue
- 4 Goring - Ferring Gap  
(Land north-east of Amberley Drive)
- 5 Chatsmore Farm
- 6 Caravan Club, Titnore Way
- 7 Land West of Fulbeck Avenue
- 8 Land North of West Durrington  
Development (PFDA)
- 9 Land East of Titnore Lane
- 10 Land at Dale Road

**Landscape and Visual Suitability  
to Housing Development:**

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

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