

Landscape and Ecology Study of Greenfield Sites in Worthing Borough



REVIEW OF LOW SUITABILITY SITES

March 2017

Rev B

ACKNOWLEDGMENTS

This review was prepared by Hankinson Duckett Associates (HDA). The work was commissioned and funded by the joint authority of Adur and Worthing Councils and by Arun District Council. The work has been guided by Ian Moody, Principal Planning Officer of Adur and Worthing Councils.

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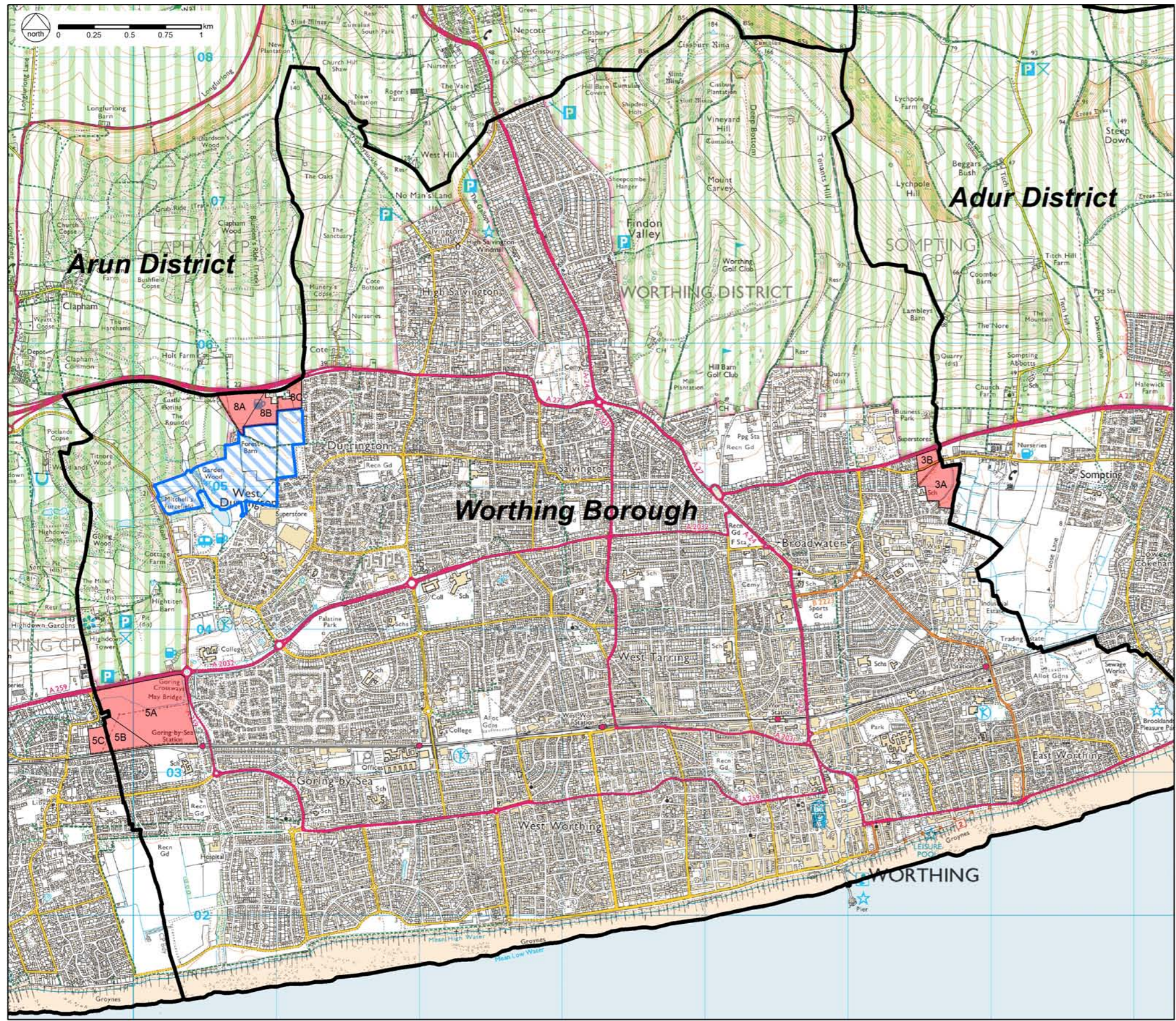


Figure A
Site Locations

- KEY**
-  Borough and District boundaries
 -  South Downs National Park
 -  West Durrington Strategic Allocation
 -  Sites:
- 3 Upper Brighton Road
 - 5 Chatsmore Farm (Worthing) and Green Park (Arun)
 - 8 North of West Durrington

1. INTRODUCTION

- 1.1 In 2015 Hankinson Duckett Associates (HDA) undertook a Landscape and Ecology Study of eight Greenfield sites on behalf of Worthing Borough Council, to form part of the evidence base for the emerging Worthing Local Plan.
- 1.2 Following representations from site promoters and the need for a ‘no stone unturned’ approach to identifying suitable development sites, Worthing Borough Council has requested further review of three sites which the original 2015 study judged to be ‘low’ suitability. The 2015 study considered that development in these areas could 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.
- 1.3 Additionally, Arun District Council has requested that a site at Green Park which was not included in Arun Districts own landscape assessment of sites in 2016, but adjoins one of the Worthing Borough sites, should be considered as part of this review.
- 1.4 The sites to be reviewed are 3B (part of the Upper Brighton Road site), 5B (part of the Chatsmore Farm site) and site 8A (part of the North West Durrington site). Site 5C located within Arun District at Green Park, is to be considered in combination with the adjacent 5B site. The sites and their sub-zones are located on figure A.
- 1.5 The 2015 study determined the overall sensitivity, value and suitability for development of each site. It contains landscape and ecology desk study, field assessment, analysis and assessment, outline green infrastructure and mitigation recommendations. The study sets out the background to the work and describes the landscape and ecology context of Worthing, including landscape character, landscape, heritage and nature conservation designations, flood zones, and the overall landscape structure of the borough. This work remains valid at a strategic scale, and the background information from the original study has been utilised as part of this review. The Landscape Capacity of Strategic Sites in Arun District which was prepared by HDA in 2016, did not specifically assess site 5C, however, it sets out the overall landscape context for Arun District.

2. METHOD STATEMENT

- 2.1 In order to provide a finer grain assessment of the sites in question, the following has been undertaken:

Stage 1: Desk Study/Review

- 2.2 A review of the following was undertaken:
 - All relevant documents, including available site promoters’ proposals and responses to the 2015 study.
 - Background landscape and ecology information related to the sites, including utilisation of data collated for the original study, updated and extended where appropriate.
 - Findings of the 2015 landscape and ecology study.

Stage 2: Field Assessment

- 2.3 Field assessment was undertaken during late November 2016, which involved visiting each site and the surrounding areas, taking into account the desk study, to identify detailed opportunities and constraints, including potential mitigating green infrastructure strategies, and to consider promoters’ proposals where applicable.

Stage 3: Analysis and Assessment

- 2.4 Following the site work, the opportunities and constraints of each site were assessed in detail and set out on annotated diagrams with accompanying photographs. Green infrastructure proposals, designed to minimise the likely landscape and ecology impact of development on each site as far as possible, and recommended development areas were then set out on further annotated plans.

Stage 4: Review of Site Sensitivity and Value

- 2.5 The sensitivity and value of each site for development was then reviewed taking into account data and findings of the assessment criteria of the original 2015 study, the more detailed opportunities and constraints analysis, and the potential green infrastructure strategies, prepared as part of this additional work.

Stage 5: Site Suitability for Development

- 2.6 The suitability for development of each site is determined by combining the sensitivity and value ratings derived from the assessments set out in Stage 4, using the following matrix:

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

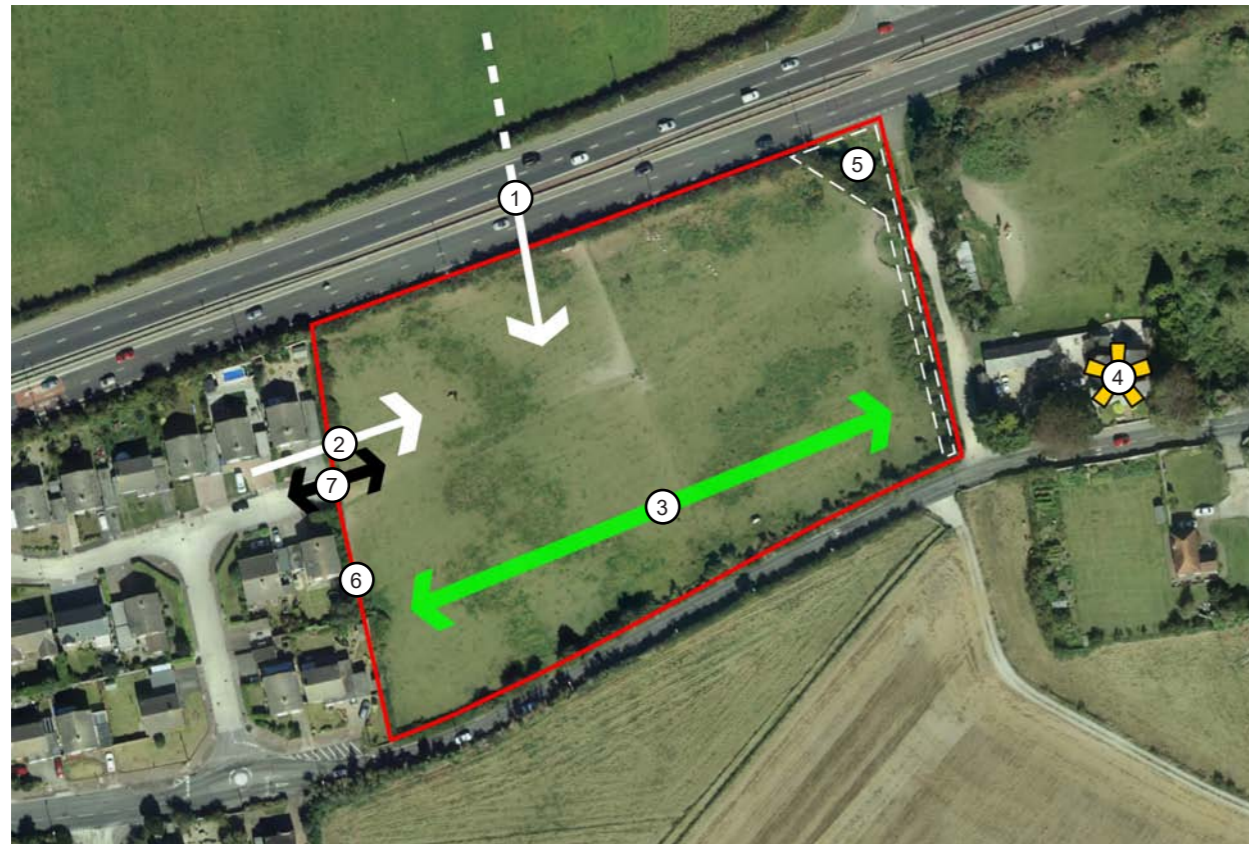


Figure B Site 3B constraints and opportunities

SITE 3B: ANALYSIS

3.1 Landscape Constraints

(see figure B)

1. The site is visible from the National Park to the north, in particular from elevated locations along public rights of way. The site is seen in context with the built up area of Worthing to the west, but is in visual continuity with the fields which form the gap between Worthing, Sompting and the hamlet to the east of Upton Farm House (see photograph 37).
2. Limited boundary vegetation along the western edge of the site allows open views into the site from dwellings located off The Templars (see photograph 38).
3. The site and its boundary vegetation provides local separation between the eastern edge of Worthing and the hamlet to the east of Upton Farm House.
4. Upton Farm House is a grade II listed building, located in close proximity to the south-east corner of the site, and within Sompting Conservation Area which borders the Borough boundary along the eastern edge of the site.

3.2 Landscape Opportunities

(see figure B)

5. A small tree group lies at the north-east corner of the site. This could be enhanced and extended in combination with trees along the eastern site boundary.
6. Gaps in boundary vegetation, particularly along the more open western boundary, but also weaker points elsewhere, would benefit from new hedge and tree planting.
7. Potential vehicle access into the site already exists off the eastern end of The Templars.

SITE 3B: POTENTIAL GREEN INFRASTRUCTURE AND DEVELOPMENT

3.3 Potential Green Infrastructure Proposals

(see figure C)

8. A block of woodland planting should be included within the eastern portion of the site. This would limit adverse effects of development on the setting to the grade II listed Upton Farm House, and would help maintain some separation between the eastern edge of Worthing and the more rural in character hamlet to the east of the farm house.
9. Additional tree planting along the side boundaries would reduce views of built form from surrounding vantage points and help assimilate development into the landscape.

3.4 Potential Development Area

(see figure C)

10. Ideally the site should be used as formal or informal open space, however if the site were to include built development, the potential development should be located within the central and western portions of the site, adjacent to the existing eastern settlement edge of Worthing. Where possible open space and a lower density of dwellings should be located along the northern edge of the site nearest the National Park.
11. Vehicle access should utilise the existing link off The Templates, rather than off Upper Brighton Road, to avoid loss of trees and screening along Upper Brighton Road between Worthing and Upton Farm House.



Figure C Site 3B green infrastructure and development area



Photograph 37 View from public footpath within the National Park, looking south.



Photograph 38 View from north-east corner of the site, looking west towards the eastern edge of Worthing.

SITE 3B: REVIEW OF SENSITIVITY AND VALUE ASSESSMENTS

3.5 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 3B 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall landscape and visual sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	3	2	3	4	4	3	23
Boundary hedgerows are relatively intact on three sides, but are outgrown in places. Identified as Grade 2 agricultural land.	Although boundary vegetation is of low local value itself, it forms part of a network which is considered to be moderate local value for wildlife.	Zone would be an extension beyond the current built up area, but would not go beyond the existing eastern extent of Worthing which is situated on the same low lying coastal plain, and would not be inconsistent with pattern of development along Upper Brighton Road which continues eastward.	Site forms separation between the western edge of Worthing and the ribbon development along Upper Brighton Road.	Separate from the downland landscape to the north, and the wider coastal plain to the south, by main roads to the north and south, but forms low lying farmland providing an undeveloped setting to the National Park. Also provides relief from surrounding Built Up Areas.	The Zone is visible from the elevated South Downs National Park to the north and is visible from adjacent properties.	Strengthen boundary vegetation with additional/improved hedgerows.	SUBSTANTIAL

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

4	3	2	3	4	4	1	21
No change.	No change.	No change.	No change.	No change.	No change.	Comprehensive mitigation planting of small woodland and enhanced boundaries as shown on figure C.	Change to: MODERATE

Site 3B 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
3	2	2	2	3	1	1	15
Separated from the South Downs National Park to the north by the A27.	Upton Farm House is a grade II listed building close to the eastern boundary. Sompting Conservation Area borders the Borough boundary to the south-east.	Adjoins distinctive downland to the north. Substantially contained by mature boundary vegetation.	Wider associations with the South Downs/south coast.	Forms a small part of the local southern setting to the South Downs National Park.	No public access.	Scenic quality, tranquillity and the sense of remoteness are relatively limited due to surrounding human influences, and the adjacent main roads.	MODERATE

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

3	2	2	2	3	1	1	15
No change.	No change.	No change.	No change.	No change.	No change.	No change.	No change

SITE 3B: REVIEW OF SUITABILITY FOR DEVELOPMENT

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

Moderate sensitivity x Moderate value = Medium suitability for development

3.7 Sites with a medium suitability are considered to have potential for limited development which should have regard for the setting and 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 C, provided the green infrastructure proposals set out are incorporated.

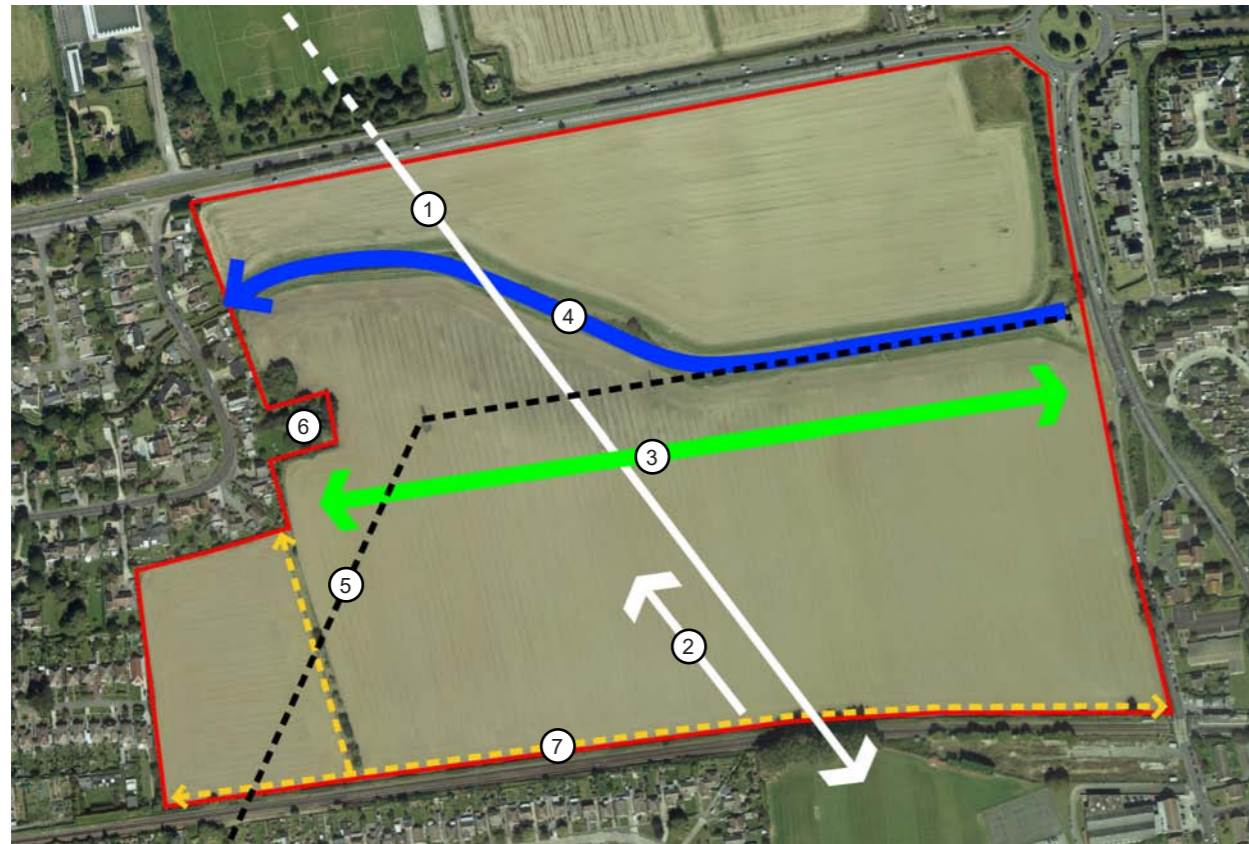


Figure D Site 5 constraints and opportunities (the site is considered as a whole, however areas 5A and 5B identified within the original 2015 Worthing study, and the additional area 5C within Arun are indicated on Figure A)

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 site could be maximised by undergrounding of the overhead cables.



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)



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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement
							01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
3	2	1	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	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	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 than 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.

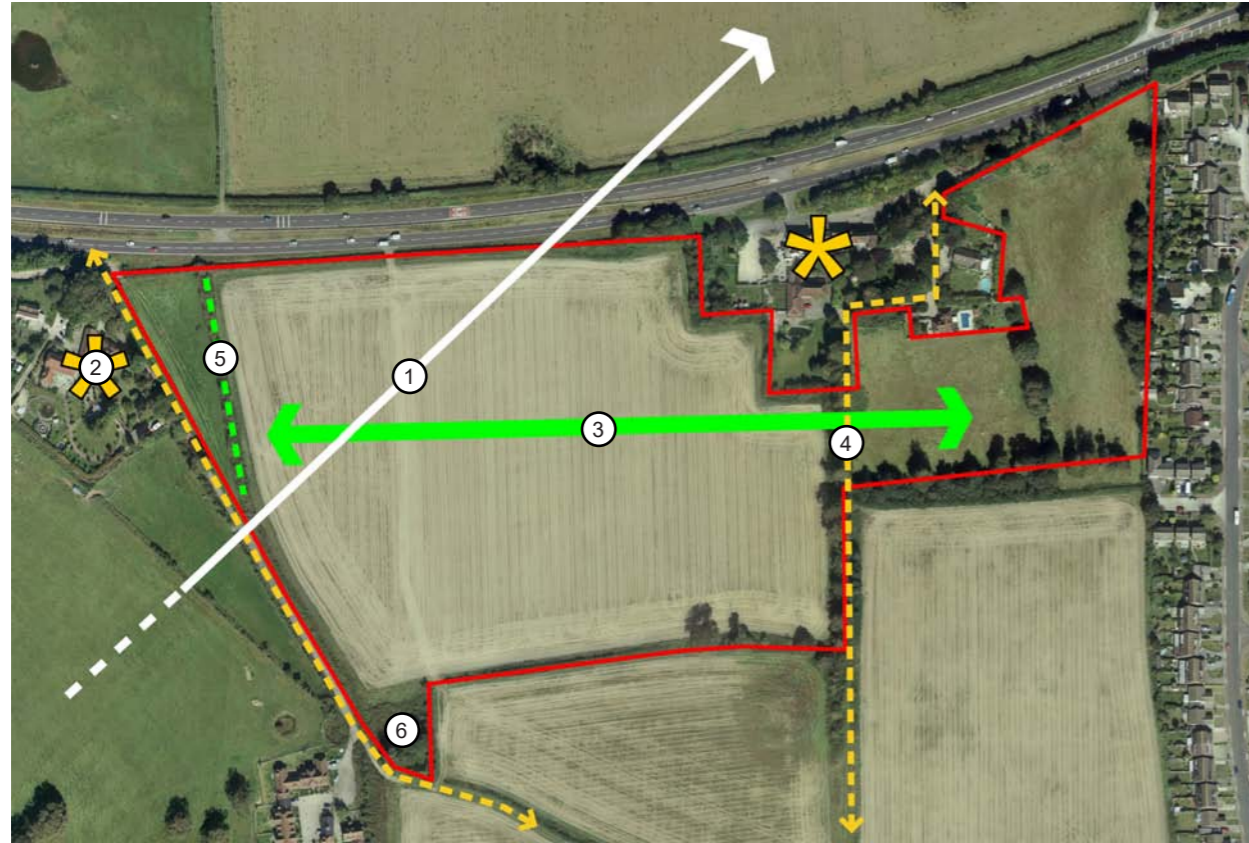


Figure F Site 8 constraints and opportunities

SITE 8A: ANALYSIS

3.15 Landscape Constraints

(see figure F)

1. Site 8 is visible to the west from the public footpath on the eastern edge of the National Park, and from Highdown Hill located within the National Park to the south-west. There is a visual continuation of undeveloped fields across the site between Highdown Hill and the National Park further north (see photograph 41).
2. The site forms the immediate eastern setting to Castle Goring conservation area which contains grade I and grade II listed buildings.
3. The site provides the separation between Castle Goring conservation area and Worthing to the east.
4. A public right of way crosses the eastern portion of the site.

3.16 Landscape Opportunities

(see figure F)

5. Hedges and tree lines could be enhanced to improve local containment of the site, in particular the hedge within the north-western end of the site which includes a significant number of dead or stag headed elms and will not provide effective long term structure (see photograph 42).
6. A small tree group surrounding a pond lies at the southern corner of the site. This could be enhanced and extended with additional tree planting within the site.

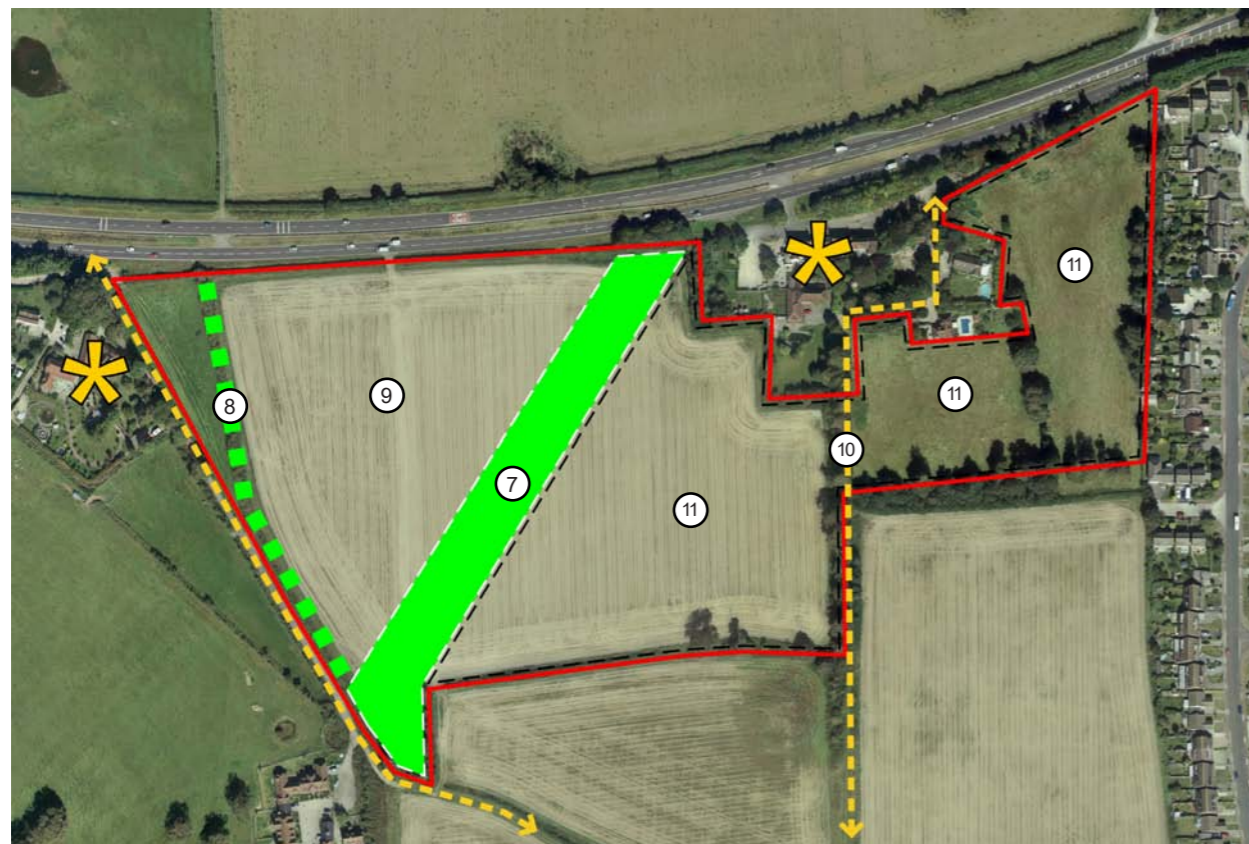


Figure G Site 8 green infrastructure and development area

SITE 8A: POTENTIAL GREEN INFRASTRUCTURE AND DEVELOPMENT

3.17 Potential Green Infrastructure Proposals

(see figure G)

7. Incorporate belt of woodland planting to obscure potential development from the rural landscape to the south-east and provide part of a robust buffer to the Castle Goring conservation area and the National Park. The tree belt should be located along a logical alignment within the existing field boundary network, connecting with existing tree groups to the north and south. The alignment shown would also allow sufficient open space to be retained to the west of the tree belt, in order to retain a continuum of rural open space, adjacent to the conservation area and National Park.
8. Renew hedge and trees within the western portion of site 8 to limit adverse visual effect on the Castle Goring conservation area.
9. Retain open space within the western part of site 8 to maintain an open undeveloped setting to the conservation area and National Park, and retain a continuum of rural open space and visual link of undeveloped fields across the site from the Highdown Hill to the National Park to the north.
10. Maintain public footpath link across the site.

3.18 Potential Development Area

(see figure G)

11. Potential development should be located within the eastern portions of site 8, adjacent to the existing built up area of Worthing, in order to maintain an effective gap of open space and green infrastructure between the built up area and both the Castle Goring conservation area, which is located immediately west of the site, and the National Park, which is immediately west and north of the site.

Current Draft Developers Proposals

- 3.19 The draft proposal for the site prepared by developers/site promoters has limited regard to its location adjacent to the Castle Goring conservation area to the west, and the National Park to the west and north.
- 3.20 Most notably, the proposals include insufficient stand-off to the conservation area and National Park, with housing located close to the western edge of the site. The proposals include a small area of tree planting within the north-west corner of the site which is insufficient to retain a continuum of rural open space west of the site, as part of the setting to the conservation area and National Park. To maintain the rural setting to the conservation area and National Park, a greater area of open space should be retained as set out in section 3.17.
- 3.21 The proposed 'bund' along the northern edge of the site, adjacent to the A259 dual carriageway and the edge of the National Park is likely to appear incongruous within the local rural landscape, including when viewed from within the National Park to the north. An alternative approach which would help assimilate development into the landscape, could incorporate a combination of elements including more varied ground modelling, planting, and setting back buildings further from the site boundary to allow more open space between the site boundary and nearest building.

Site 8: North of West Durrington

National Park
Site 8
Coach & Horse pub
and Stanhope Lodge
(listed buildings)
West Durrington
recent development
under construction



Photograph 41 View from Highdown Hill within the National Park, looking north-east.



Photograph 42 View from public footpath along the western site boundary, looking south-east.

SITE 8A: REVIEW OF SENSITIVITY AND VALUE ASSESSMENTS

3.22 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 with updates to their findings indicated.

Site 8A 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 <small>(inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)</small>	Overall sensitivity judgement <small>01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major</small>
3	3	3	4	4	4	2	23
Grazed pasture, with site boundaries part of the local hedgerow network. Recorded as grade 2 agricultural land.	The pond in southern corner contributes to a network of ponds in the local area and is considered of moderate local value for wildlife. Linear vegetative features within and bordering the site have moderate local wildlife value, when considered in combination with the local habitat network.	Seen as part of the wider countryside.	Rural setting forming part of the gap between West Durrington and the Castle Goring Conservation Area.	Part of the rural hedgeline farmland of the upper coastal plain. Intervisibility with the National Park to the north.	The Zone is visible from high ground within the South Downs National Park to the north and from Highdown Hill to the south, and forms part of the continuum of undeveloped land in views between the two. Visible at closer range from adjacent footpaths and fields (see visual assessment above for more detail).	Retain as open space. Improve hedges through additional planting and improved management to conserve what is left of the local upper coastal plain hedgerow network. Potential for new planting along eastern edge of this zone to form robust settlement edge if central zone is developed.	SUBSTANTIAL

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

3	3	3	4	4	4	2	23
No change.	No change.	No change.	No change.	No change.	No change	No change.	No change

Site 8A 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	3	3	2	3	2	3	20
Adjacent to South Downs National Park to the north and south.	Part of the agricultural setting to the Castle Goring Conservation Area with its listed buildings to the west, and close to listed buildings to the north-east. Within 200m of the Titnore and Goring Woods Site of Nature Conservation Interest to the south-west.	Pastoral farmland typical of the upper coastal plain.	Within the local vicinity of Castle Goring.	Part of undeveloped southern setting to the South Downs National Park. Forms the eastern setting to Castle Goring Conservation Area.	Borders public footpath to the west.	Pleasant pastoral landscape, but tranquillity and the sense of remoteness are influenced by the adjacent A27.	MODERATE

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

4	3	3	2	4	2	3	21
No change.	No change.	No change.	No change.	Increase to substantial following winter assessment and closer inspection of vegetation to the west of the site adjacent to the National Park and conservation area.	No change.	No change.	No change to overall judgement

SITE 8A: REVIEW OF SUITABILITY FOR DEVELOPMENT

3.23 Suitability is determined by combining sensitivity and value using the inverse matrix shown on page 3. The original 2015 study considered site 8A to have a **Low** suitability. The site forms a prominent part of the setting to Castle Goring conservation area to the west and the National Park to the north and west. Site 8A should therefore remain as open space with development located to the east as indicated on figure F, in order to limit the detrimental effect of the West Durrington development on the landscape within both the National Park and the conservation area. Following reassessment, the suitability of site 8A remains as follows:

Substantial sensitivity x Moderate value = Low suitability for development