

DH/CIR.P.1173

7th August 2020

Worthing Borough Council
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Planning Portal Reference: PP-08651577

Dear Sir/Madam,

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.

Land North West of Goring Station, Goring by Sea, Near Worthing

Please find enclosed a planning application which I hereby submit on behalf of my client, Persimmon Homes Thames Valley, in connection with the above site.

The application seeks outline planning permission for a mixed use development comprising up to 475 dwellings with associated access roads and car parking, public open spaces, landscaping, local centre, car parking for adjacent railway station and undergrounding of overhead HV cables, alongside other associated infrastructure.

The application is submitted in outline with all matters of detail reserved. The Transport Assessment does however provide details of the proposed means of access which could be secured by condition if required.

Forming part of the planning application submission, please find enclosed a copy of the following documentation:

1. Planning application pro-forma duly completed and signed.
2. The following plans:

Title	Reference	Rev
Site Location Plan	SLP-02	P5

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

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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Concept Masterplan - 02	CMP-02	P6
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3. Planning Statement (prepared by Pegasus Group, dated August 2020).
4. Design and Access Statement (prepared by Thrive Architects, dated August 2020).
5. Statement of Community Engagement (prepared by Pegasus Group, dated August 2020).
6. Breeding Bird Survey (prepared by Urban Edge Environmental Consulting, dated August 2020).
7. Winter Bird Survey Report (prepared by TSA Ecology, dated July 2020).
8. Biodiversity Net Gain Assessment (prepared by Urban Edge Environmental Consulting, dated July 2020).
9. Protected Species Surveys (prepared by Urban Edge Environmental Consulting, dated July 2020).
10. Built Heritage Statement (prepared by Pegasus Group, dated August 2020).
11. Landscape and Visual Impact Assessment (prepared by CSA Environmental, dated July 2020).
12. Transport Assessment (prepared by Milestone Transport Planning, dated August 2020).
13. Residential Travel Plan (prepared by Milestone Transport Planning, dated August 2020).
14. Environmental Noise Impact Assessment (prepared by Sound Advice Acoustics Ltd, dated July 2020).
15. Archaeological Desk-Based Assessment (prepared by CgMs Heritage, dated October 2018, revised August 2020).
16. Flood Risk Assessment and Drainage Strategy (prepared by RGP Design, dated July 2020).
17. Hydraulic Model Report (prepared by Ambiantal Environmental Assessment, dated April 2020).
18. Hydraulic Modelling Letter (prepared by Ambiantal Environmental Assessment, dated June 2020).

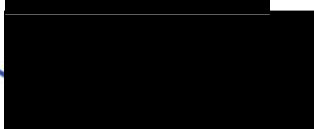
19. Arboricultural Opportunities and Constraints Assessment (prepared by Barrell Tree Consultancy, dated August 2020).

20. Tree Constraints Plan (prepared by Barrell Tree Consultancy, dated August 2020).

I can confirm the planning application fee of £35,582 (plus £25 Planning Portal Service Charge Fee) has been paid via the Planning Portal.

I trust that the above and enclosed provides you with sufficient information to register the application as valid. However, should you require any further information, please do not hesitate to contact me.

Yours faithfully,



David Hutchison
Executive Director

Email: David.Hutchison@pegasusgroup.co.uk