

# **LAND NORTH-WEST OF GORING RAILWAY STATION, GORING STREET, WORTHING, WEST SUSSEX HERITAGE SUMMARY GAIL STOTEN**

1. My name is Gail Stoten. I am an Executive Director at Pegasus Planning Group. I am a Member of the Chartered Institute for Archaeologists (MCI(A)). I have been elected a Fellow of the Society of Antiquaries of London. I have a First Class Honours degree in Archaeology and I have been a heritage professional for 21 years. I am a Trustee of Painswick Rococo Gardens.
2. A full assessment has been made of the heritage significance of assets in the vicinity of the site, any contribution made by the site to their significance through setting, and any harm that would be caused to them by the proposed development.
3. The assessment has concluded that the proposed development would result in negligible, less than substantial harm, at the very lowermost end of the spectrum, to the significance of Highdown Garden (as a Conservation Area and Grade II\* Registered Park and Garden); Grade II Listed Jasmine and Clematis Cottages; and the Grade II Listed buildings comprising North Barn.
4. No harm would be caused to the heritage significance of any other assets.
5. In line with paragraph 202 of the NPPF, the harm should be weighed against the public benefits of the proposed development. The LPA have confirmed that in a balance of heritage harm against the public benefits of the proposed scheme, the harm would be outweighed by the benefits.
6. The levels of harm to the heritage significance of assets (including absence of harm where relevant) assessed above are agreed common ground with the LPA.