

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 (OUTLINE WITH ALL MATTERS RESERVED)

FINAL

STATEMENT OF COMMON GROUND ON HERITAGE MATTERS

between

PERSIMMON HOMES THAMES VALLEY

and

ADUR AND WORTHING COUNCIL

LAND NORTH-WEST OF GORING RAILWAY STATION, GORING STREET, WORTHING, WEST SUSSEX

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

STATUS: FINAL

DATE: 21.12.21

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1. INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) is prepared on behalf of Persimmon Homes Thames Valley (the Appellant) following the refusal of planning permission by the Local Planning Authority (LPA), Adur and Worthing Council, for an outline application for mixed use development at land north-west of Goring Railway Station, Goring Street, Worthing, West Sussex.
- 1.2 This Statement concerns matters relating to heritage.

2. AREAS OF AGREEMENT

- 2.1 It is agreed that the analysis given in the Pegasus Heritage Statement (P19-3046) dated August 2020 is fair.
- 2.2 The following levels of harm are agreed:


Asset	Level of Harm
Highdown Garden (as a Conservation Area and Grade II* Registered Park and Garden).	Negligible, less than substantial at the very lowermost end of the spectrum
Grade II Listed Jasmine and Clematis Cottages.	Negligible, less than substantial at the very lowermost end of the spectrum
Grade II Listed buildings comprising North Barn.	Negligible, less than substantial at the very lowermost end of the spectrum
Highdown Hill Camp Scheduled Monument.	No harm
Grade II Listed Hightiten Barn.	No harm

- 2.3 It is agreed that this SOCG relates only to matters of heritage. Issues relating to landscape are covered in evidence produced by the parties.

3. AREAS OF DISAGREEMENT

- 3.1 No significant areas of disagreement exist between the parties with regards to heritage matters.

SIGNATURES

Signed: 

Name: Mr Richard Small

Position: Design & Conservation Architect, Adur & Worthing Councils

Date: 21/12/21

For and on behalf of Adur and Worthing Council
as the Local Planning Authority

Signed: 

Name: Gail Stoten

Position: Executive Director (Heritage), Pegasus Planning Group

Date: 21/12/21

For and on behalf of Persimmon Homes Thames Valley
as the Appellant