

Index of Additional Representations

Worthing Local Plan Proposed Modifications - May 2022

Additional representations were received but they do not relate to the Main Modifications. It was made clear that this was a focussed consultation relating just to the proposed Main Modifications and related documents and that it wasn't an opportunity to comment on or object to other areas of the Plan which remain unchanged.

Ref	Name (First)	Name (Surname)	Organisation (if applicable)	Page on PDF document
MOD-REP-17	Paul	Lambden		1
MOD-REP-18	Carol	Stephenson	Sompting Parish Council	2
MOD-REP-19	Daniel	De Conceicao Silva		5

MOD-REP-17**Amendments to the Local Plan**

1 message

paul lambden [REDACTED]

5 May 2022 at 11:13

To: "worthinglocalplan@adur-worthing.gov.uk" <worthinglocalplan@adur-worthing.gov.uk>

Having been stuck in the daily traffic jam from Littlehampton on the A259 right through and beyond Worthing, I feel I must question the inspectorate that deem housing development takes precedent to the well being of residents already living in the area, whose local knowledge is far more accurate than some person sitting in an office in Whitehall or wherever. The non acceptance of the Goring Gaps, both North and South as green and open spaces is nothing short of criminal, both areas are productive farming fields, which with the advent of Ukraine surely should be nurtured not concreted over? Worthing has less green spaces than anywhere else on the South Coast and also probably the worst record for utilities and infrastructure! It's common knowledge that schools are over subscribed, there aren't enough GPs or Dentists, plus an acute shortage of water and sewerage, the water company can't supply existing properties with water or drainage facilities so how are more properties to be serviced?

The Government Inspectors can't just decree what they feel, in order to make up numbers. They need to take on board the views and knowledge of Local MPs, Councils and residents.

Worthing is close to becoming part of an Urban sprawl from East Sussex right through to Hampshire, it's certainly not the green and pleasant place it once was!

The Goring Gaps need to be retained!

Paul Lambden,
[REDACTED]

Sent from my Galaxy



SOMPTING
www.sompting.org.uk
PARISH COUNCIL

Parish Clerk:
Carol Stephenson
The Clerk
Old School House
Harriet Johnson Centre, Loose Lane
Sompting, West Sussex
BN15 0BG
Tel: 07813484857
Email: clerk@sompting.org.uk

13th May 2022

Dear Sir

Consultation re. Worthing Local Plan Main Modifications Consultation - April 2022

Proposed housing development of 123 houses on A15 land at Upper Brighton Road

I forward this on behalf of Sompting Parish Council's Planning Committee who wish to submit the following comments :

Sompting Parish Council objects to this allocation.

A key objection is the proposal's failure to comply with the SSI policy.

This site is outside the BUAB of the current Local Plan on the authority's eastern boundary with Adur District.

South Sompting village to the east is in an Adur conservation area which abuts the boundary with Worthing; extending the BUAB for this 123 homes development will undoubtedly create an unwelcome coalescence between Sompting and Worthing reducing Sompting's identity as a unique village neighbourhood already subject to intensive new development.

Presently this greenfield site is a key part of the green gap between the urban area of east Worthing and Sompting village. Pass westwards along West Street into the Upper Brighton Road and it is noticeable that the village retains its unique and historical 'sense of place' enhanced by the architectural vernacular of flint stone and red brick and white rendered walls which also contribute to its own distinct identity.

Sompting Parish Council's mission: " To help foster a Sompting community which gives people a reason to be proud and engaged with the area we all live in"

Loss of this countryside site to development will reduce the current gap to an extremely narrow strip of dwindling green space to the east of the proposed allocation thereby further disrupting this distinct 'sense of place'. The effect will be that Sompting will be absorbed into the Worthing conurbation and that sense of it as a village in its own right will be lost.

Additionally, the Grade 2 listed building of Upton Farm House on the western outskirts of Sompting sits virtually on the boundary of Worthing and Adur and inevitably this development will have a visual impact on the setting of this building given its proximity to this proposed development.

NB: South Sompting currently has 4 grade 2 listed buildings.

The Parish Council feels this proposal has failed to be properly addressed under NPPF paras 199/200 and indeed Worthing's own policy regarding protection of listed buildings.

Further, regarding the Green Gap between Worthing and Sompting, we would reiterate the fact that within Adur's Local Plan a 500+ residential development has already been approved.

This development is located to the east of south Sompting Village and considerable efforts have been taken to minimise loss of green gap between it and the Village and Worthing in terms of layout, preservation and the enhancement of existing hedgerows and soft landscaping.

The development includes a community farm to its south, recreational pitches and recreational ground to the west and an orchard to the north west which all contribute both visually and to minimising that loss of green space. Great efforts have also been made for this development to reflect the area's character in building designs and materials. The EPIC project is also a contributory factor here.

Another development to the west of Sompting will further diminish the green gap which both Adur and Sompting Parish Council have endeavoured to avoid and place increasing pressure on the current infrastructure for which no improvements or enhancements are proposed.

Worthing's strategic historic environment policy DM23 states:

a) The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes

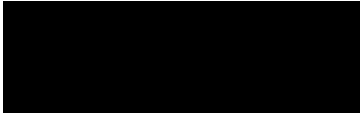
b) Identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will

include considering the relationship between 'views' and the 'function' such views serve;

Sompting Parish Council believes that to comply with the council's stated aims and policy this statement of intent should be vigorously applied to this proposal. Sompting already experiences heavy flows at peak times and jams from traffic attempting to avoid traffic queues on the westbound A27 approaching the Lyons Farm junction. The approved 500+ application will inevitably exacerbate this. Approval of the Upper Brighton Road proposal will unquestionably further increase traffic in a route which is already unsustainable and where the integrity and quality of life and air in this conservation area is already under pressure. Additionally, this proposal will have visual impact on the National Park to the North.

We would point to NPP SO6 and SO7 as significant pointers toward the abandonment of this scheme. Therefore, Sompting Parish Council is united in opposing this proposal for all the reasons outlined above.

Yours faithfully



Carol Stephenson
Clerk to Sompting Parish Council

Worthing Planning Policy,
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex
BN11 1HA

MOD-REP-19

Comments

1 message

Daniel De Conceicao Silva [REDACTED]
To: worthinglocalplan@adur-worthing.gov.uk

17 May 2022 at 07:23

Good morning,

I would like to oppose these plans as I disagree that they will positively improve Worthing. My wife and I settle here over ten years ago, after getting married here. I even went to school here! I am quite disappointed and deeply concerned with the future of our beautiful town and would be happy to share with you.

Kind regards,

Daniel De Conceicao Silva

[REDACTED]

Landline: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]