

THE GORING AND ILEX CONSERVATION GROUP
Conserving the beauty and present character of Goring, the Ilex Avenue,
the trees in Sea Lane and the Goring Gap



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XXXXXXXXXX
Worthing
West Sussex
BN12 4JF

4th November 2023

Tim Salter
The Planning Inspectorate
Room 3J Kite Wing
Temple Square House
2 The Square
Bristol
BS1 6PN

Dear Mr Salter

**Re: Land North West of Goring Railway Station, Goring Street, Worthing, West
Sussex (Chatsmore Farm) – Mixed use development**
Application No. AWDM/1264/20
Appeal No APP/M3835/W/21/3281813

On behalf of the Goring and Ilex Conservation Group, we have at previous deliberations and Public Enquiry, submitted written and verbal representations and would ask that these stand and are taken into account during the February 2024 Public Enquiry. We do, however wish to add further representations to cover what we believe are relevant observations and facts since the last Public Enquiry.

The June 2023 High Court ruling noted that the proposals would incur more harm to the South Downs National Park than the initial Inspector's view.

The Local Plan, which was found to be sound by the relevant Planning Inspector was adopted on 28th March 2023 and includes Chatsmore Farm as a Local Green Gap wherein any proposed development must :- not undermine the physical and/or visual separation of settlements; not compromise the integrity of the gap; conserve and enhance the benefits and services derived from the area's Natural Capital; and conserves and enhances the area as part of a cohesive green infrastructure network. We contend that the proposals will contravene all these four requirements.

The Levelling-up and Regeneration Bill received Royal Assent on 26 October 2023. We understand that within this Bill Local Plans are to be given more weight when making decisions on applications thus determining that there must be a strong reason to override the Local Plan. We also understand that housing targets will now become flexible to take account of local circumstances.

We note that, last month, in the House of Commons, the Secretary of State for Levelling Up, Housing and Communities stated in relation to the Worthing West Constituency, it "has already seen significant development and we do need to ensure that settlements have the green belts around them protected".

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Regarding any “affordable housing” provision in the proposals, we doubt very much that any dwellings would be “affordable” for those local constituents currently seeking to buy a property due to the value of the area and current building costs and returns on investment. Our conclusion being that local housing need will not be positively reduced but would remain with people from elsewhere being able to “afford” these properties.

We hope that these and other comments will enable the Planning Inspector to conclude in favour of Worthing Council’s decision.

Yours sincerely

Robert Niall
(Secretary)