

Mrs. Susan Belton,  
Pear Tree Cottage,  
1 Church Cottages,  
Seldon Lane,  
Worthing BN11 2BN

3<sup>rd</sup> August 2017

Louise Goldsmith WSCC

Dear Madam,

**Montague Street Enhancement Project, Worthing**

Thank you for your letter dated 4<sup>th</sup> July 2017. I apologise for the delay in my reply.

Arising from a detailed discussion with the Executive Committee of the Worthing Society, members noted that several points raised in my letter to you dated 8<sup>th</sup> May 2017, have unfortunately not been answered. I enclose a copy of this letter for your ease of reference. In order to take the matter further, I now list the matters which we consider have not been covered and would be grateful for your comments.

1. Having taken advice, which confirms my opinion that the WSCC was exercising a planning function and therefore had a statutory duty to pay special regard to the enhancement of the character or appearance and integrity of the South Street Conservation Area, we retain the view that by the inclusion of some very modern features, insufficient weight was given to balancing the appearance and character of the Conservation Area. In particular we remain very concerned about the juxtaposition of the large concrete retaining wall and concrete steps leading to the nearby listed buildings in Liverpool Terrace. We consider these works have seriously harmed the setting of this important historic terrace. I would be grateful to learn of your proposals to integrate these modern features with the surrounding heritage assets.

2. I am concerned that your contractors and architects have been unable to locate a suitable sealant for the paving bricks. I am advised that the jointing material will begin to leach away during heavy rainfall or mechanical washing.
3. The Executive Committee was very disappointed that your letter did not address the issue of a provision of a focal point to replace the former rotunda. We feel this is badly needed and the Committee would like to suggest that a fountain or statue should be considered by WSCC. Such a feature would in our opinion offset the rather bland appearance of the area and could perhaps be put out to competition to involve the local community. At the very least a vertical signpost is desirable as the paved signage is very difficult to see due to heavy footfall and hawkers. I look forward to receiving your comments on this important aspect.
4. I am pleased to see that some progress has been made to provide planters but more could be done to soften the rather barren appearance of the area. I note that Councillor Cloake of WSCC is promoting in the Worthing Journal, a 'Precinct' approach to the enhancement of Montague Place. Presumably you are aware of this proposal and therefore we would like to know when we will be required to attend a stakeholder's meeting to consider this in detail as we have some reservations arising from the history of the area. I note you refer to the Worthing Investment Prospectus. On page 15 it refers to Montague Place as "an improved public space in the heart of the town centre" and on page 13 a large three storey building with shops and residential flats filling nearly a third of the current width of Montague Place, is shown. The situation is further complicated by the fact that plans submitted by a developer to the WBC planning section for this large building are still pending the obtainment of further information from the developers (who own the subsoil of much of Montague Place).

Once again, I ask if it is possible to meet your advisors to discuss all the issues we have raised above. I am happy to learn that you very much welcome comments from residents and interested parties.

Finally, I am pleased to learn that we will be regarded as stakeholders by you and that we will be invited in due course to discuss future proposals of this nature in Worthing.

Yours sincerely

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Mrs. Susan Belton  
Chairman of the Worthing Society

c.c. James Appleton,  
Richard Small  
Roland Plum,  
Historic England Alice Brockway  
Christopher Spratt