



WORTHING SOCIETY 2017 **(REVERSE DATE ORDER)**

NOVEMBER 2017

MONTAGUE QUARTER



The following letter from Susan Belton was published in the Worthing Herald :-

The Worthing Society campaign to "Save the Trees" in the Montague Quarter continues! You may recall the Society previously suggested the possibility of a "Tree Cafe" design (www.worthingsociety.org.uk/WS_Save_Our_Trees.pdf) surrounding the trees as an attractive alternative to the glass kiosk for Patisserie Valerie, which will necessitate felling these historic Sycamore trees. We understand the developer, New River Retail Ltd responded to our proposal by stating that the trees are causing structural damage to the surrounding buildings so need to be removed.

Enquiries at Worthing Borough Council confirmed that documents submitted as part of the Planning Application in 2015 did not contain a "Subsidence Report" and the Arboricultural Statement made no reference to damage by the tree roots. The Worthing Society wrote to the CEO of New River several weeks ago inviting the company to share any new relevant information about potential structural damage to neighbouring buildings but to date we are still awaiting a reply.

We therefore continue to urge the developer to **STEP BACK** from the decision to fell these much-loved urban trees and explore any means possible to retain them. I must add that the Worthing Society welcome new business such as Patisserie Valerie to the town but considers regeneration should complement the towns existing character. These sycamore trees are an important part of the Montague Quarter which is within a conservation area.

Please don't let this be their last Christmas! If you care about saving these magnificent urban trees have your say and please lobby your Local Councillor, MP or email New River Retail Ltd at info@nrr.co.uk or write to postal address: 37 Maddox Street, London W1S 2PP. Email Patisserie Valerie with your views at: headoffice@patisserieholdings.co.uk.



Re: AWDM/1518/17 22 LYNDHURST ROAD

Now that we have had a chance to study the complete plans and measurements in detail The Worthing Society wishes to object to the aforementioned planning application. We do not object to the principle of redeveloping this site but object to some features of the proposed design.

The scheme does make an effort to fit in with its surroundings but taken overall the building is in our view too dominant and takes insufficient account of the character of this Conservation Area. It also fails to fit in sufficiently with the Locally Listed buildings along Lyndhurst Road, namely Shelbourne Terrace, Alexandra Tavern, the St Johns Ambulance building and also Horton Court which has a Distinction in Building award. The design should take close note of the guidance given in the Farncombe Road Conservation Area Appraisal Document and national and local planning policy. It does not go far enough. The proposal is a reasonable start but significant changes are required to meet the design requirements for an area such as this.

Given the size of the site and the character of the Conservation Area the proposed building is unduly assertive and bulky. Whilst the design stays within the building lines it pushes right up to the limit on most sides, substantially in excess of the current footprint. Whilst it does not significantly exceed the height of neighbouring buildings the height of 4 storeys is in excess of the two storey and occasionally three storey buildings predominantly seen in this area, as outlined in the Conservation Area Appraisal Document. The new development should therefore be a maximum of 3 storeys high.

We are particularly concerned by the tower on the northwest corner which seems too large and a rather inelegant addition to this end of the Conservation Area. It also appears to have a 5th floor at the top containing an additional room or rooms for which there are no plans. Whilst the idea in the Design and Access Statement to draw on the slenderness of the corner turret of the St John's Ambulance building may have merit the resulting 5 storey tower is far more bulky and architecturally less pleasing.

The closeness of the proposed building to its neighbour in the South Western corner, where the gap has been reduced from 21m to 6.9m at its narrowest point, also exacerbates the feeling of overbearing impact and we are concerned about the effect on residents living in Horton Court.

The combination of pushing the boundaries in terms of both area and height and the inclusion of the intrusive 5 storey corner tower make this building too dominant and not sufficiently sympathetic to the interests of its neighbours, the character of the area or the buildings within it.

The materials proposed and window designs are by and large satisfactory. However the Conservation Area Appraisal Document comments on the predominance of natural slate roofs in this area and therefore we dislike the use of zinc for the exterior of the recessed 4th floor. The building ought to respect the buildings in Lyndhurst Road as well as those in Farncombe Road so the developer might consider render as well as brick for the facing material on this side.

We regret the proposed loss of trees. The Conservation Area Appraisal Document specifically notes how "mature trees throughout the area create a pleasant setting for the buildings" and to cut down a significant number is inappropriate, particularly the magnificent Holly tree (tree number 2 on the plans) which is the subject of a TPO. We would like to see this tree retained. This together with the applicant's plans for the planting of new native trees will help maintain the character of the area.

We are concerned by vehicle access being onto Lyndhurst Road. This is a very busy east-west highway with a bus route. Making a right hand turn out of the new development into Lyndhurst Road will in our view be dangerous. The pavement along Lyndhurst Road is also heavily used by pedestrians, particularly given its proximity to Worthing hospital, and having vehicle access across the pavement will in our view create an unnecessary danger for those travelling on foot. We would prefer the entrance/exit to be located on Farncombe Road and will await the views of West Sussex County Council Highways Department.

The way in which the parking provision has been calculated in Appendix 8 is confusing. The parking provision of 21 places for 30 flats is said to follow the WSCC calculator but the tables shown are contradictory saying 1 place is needed per flat but that 25 flats need 17 spaces and 4 flats need 3. One space per flat should be the minimum with some spaces for visitors.

Although somewhat outside our remit we are also disappointed by the lack of affordable housing and by the fact that this development is only available for those aged 55 and over. This would seem an ideal site to attract people of all ages.

In terms of specific planning policy we suggest the proposed design contravenes Core Strategy Policy 16; Saved Local Plan Policy CT3 and National Planning Policy Framework and Practice Guidance as well as Saved Local Plan H18 on amenity.



TEVILLE GATE

For the Society's initial response to the proposed development plan (see Nov 5) go to:

[Click here for the Society's response to the initial proposals](#)



TEVILLE GATE

Have you heard about Station Square - the exciting vision for the site currently known as Teville Gate?

Public consultation information:

- Thursday 9 November, 6-9pm, [The Denham Room, Sanditon Conference Centre, Worthing College.](#)
- Friday 10 November, 4-8pm, [The Gordon Room, Worthing Town Hall.](#)

For people who cannot attend either event, an online survey will be available from Thursday 9 - Sunday 12 November. This will be available through the dedicated website - www.OurStationSquare.com.

Background information

Station Square will be a vibrant place for people to live their lives and where the best of city living will come to the heart of Worthing. Beautiful apartments designed for modern living, a state of the art supermarket, fabulous restaurants and a spacious gym for a healthier lifestyle, all wrapped in welcoming architecture, will make Station Square the most desirable place to live on the South Coast.

The development will create jobs for the community as soon as the construction starts. It will also contribute to the town's economy and reputation as a place to live, work and relax.

Development information

- Station Square will create up to **374** apartments. **Around 40%** will be available through the Private Rental Sector and **around 60%** will be available for private sale
- There will be studio, 1-bed and 2-bed apartments, ideal to meet the needs of young or growing families
- A number of well known brands are already committed to opening in Station Square as soon as possible. More detailed information about the development - including the latest images - will be available at the public consultations. You may be interested in following the progress through the dedicated website - www.OurStationSquare.com.

We are very grateful to Neil Hopkins (Communications Consultant for Station Square) for this information on the proposals for the development of the Teville Gate Site.

HISTORIC TIMELINES - [2018](#)