

Architectus Planning

Statement of Community Involvement

Capella House Car Park

November 2025

Architectus

Architectural Design and Technology



Architectus Planning

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1. Introduction

- 1.1. This Statement of Community Involvement (SCI) has been produced on behalf of the **Capella Partnership** in support of the Full Planning Application and Listed Building Consent for the development of the existing site at **Capella House Car Park, Railway Approach, Worthing, BN11 1UR**
- 1.2. The Description is as follows; **Erection of Four to Six Storey Apartments Consisting of 29 Number 1 and 2 Bedroom Apartments Over an Undercroft Parking Area.**
- 1.3. This document details methods of consultation undertaken by the applicants and is an accompanying document to the submitted full planning application.
- 1.4. The document has been prepared in accordance with advice received from Worthing Borough Council.
- 1.5. Community involvement is at the forefront of current National Planning Policy (NPPF). The NPPF highlights that early community engagement has significant potential to improve the efficiency and effectiveness of the planning process for all parties. It also indicates that good quality pre-application discussion enables better co-ordination between public and private resource with improved outcomes for the community.
- 1.6. Applicants are encouraged to engage with the Council through pre-application meetings and to notify and consult with local communities prior to submission of an application .

2. Project Overview

- 2.1. The subject project involves the design of a development of 29 new apartments of mixed tenure over four to six storeys above the existing car park. The subject site is located at the far eastern end of Railway Approach adjacent to Morrison's delivery yard and opposite the vacant Teville Gate site.
- 2.2. The existing site contains car parking for the exclusive use of businesses operating in Capella House and Station House. The majority of parking would be retained for existing use.
- 2.3. The site is currently designated as land for office use within policy DM11 of the Council's current Local Plan. At a pre-application meeting planning officers stressed that for the site to be reclassified as suitable for residential development a robust, evidence led argument would need to be presented as part of the application.
- 2.4. To comply with the above a thorough site assessment and detailed market investigation was commissioned by the Capella Partnership and undertaken by Woods Chartered Surveyors. The final submitted report provides a strong argument in support of residential development on the subject site.
- 2.5. The adjacent Capella House and Grade II listed Station House are owned by the applicant and located to the west of the site. The rear of the subject site shares its northern boundary with Worthing railway station. The eastern boundary is shared with Morrison's delivery yard. The vacant Teville Gate site and temporary car park adjacent to Teville Gate House are located to the south of the site.

3. Policy

3.1. The NPPF sets out current government planning policies and includes paragraphs specifically aimed at encouraging early community and local authority involvement with projects at early stages of the planning process. Relevant paragraphs include the following:

39. *Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*

40. *Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community.*

41. *Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*

42. *The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.*

43. *The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.*

4. Consultation Process

4.1. Following a pre-application meeting held at Worthing Town Hall a written response was provided by the Principal Planning Officer. The advice received included a list of documents required to support a planning application including the provision of a Statement of Community Involvement. Clarification was sought by the applicant team to establish an appropriate method of introducing proposals to the local community and receiving and collating feedback. Having discussed and agreed a strategy the applicant undertook the following activities:

- **A notification in the local press. (Refer to Appendix A).**
- **Leaflet distribution to residents and local businesses including to the north of the railway. (Refer to Appendix B).**
- **Engagement with the Worthing Society and Network Rail.**

4.2. In regard to the above an advertisement was placed with the Worthing Herald under Planning Notices providing an overview of the proposals and alerting residents to the circulation of leaflets providing further details of the application. The advertisement also provided details of a dedicated website to receive feedback from residents.

4.3. Over 200 leaflets providing further details were printed and distributed locally with a request to provide feedback over a 10 day period by 14/11/2025. A QR code and web address were included on the leaflet presenting two methods of providing feedback. Leaflets were distributed locally on the 3rd November to properties along:

- Teville Road
- Oxford Road
- Railway Approach
- Teville Place
- Bridge Road
- Morrisons Supermarket
- Teville Gate House

4.4. The Worthing Society have been approached to provide comments and the applicant is currently engaged with their Heritage Team. The Asset Protection Department of Network Rail were initially consulted in August 2025. Correspondence and feedback is ongoing.

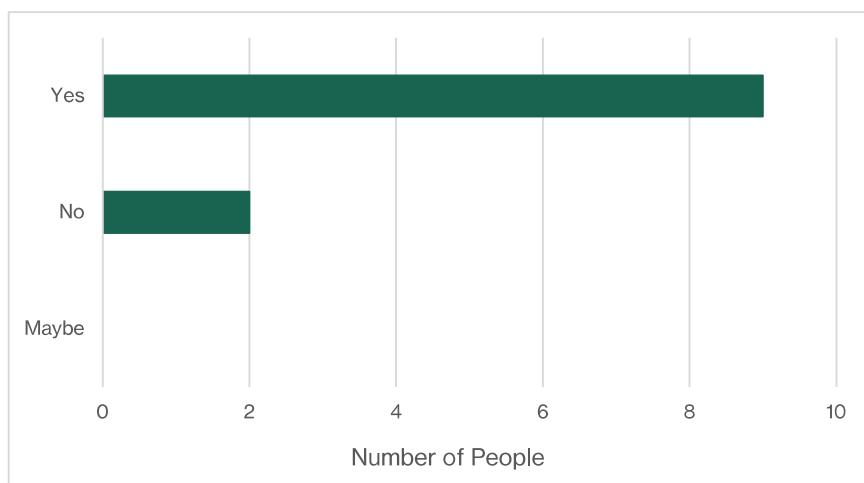
5. Feedback and Analysis

5.1. All consultees were invited to provide feedback by completing an online questionnaire and were asked to respond by the 14th November 2025. The questions asked were as follows:

- Q1. Do you agree with the initial design approach?**
- Q2. Do you agree that the proposals make good use of land?**
- Q3. Do you agree with the contemporary design of the elevations?**
- Q4. Any further comments?**

5.2 At the time of writing there were a total of 11 respondents to the online questionnaire provided. The comments provided have been collated and are shown below.

Question; do you agree with the initial design approach?

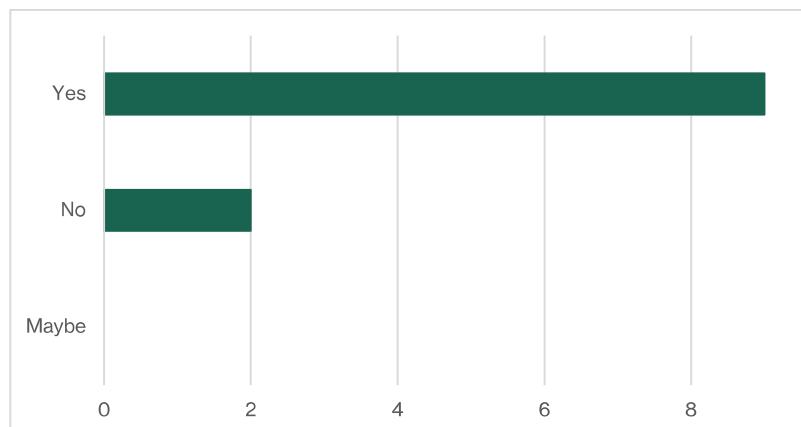


5.3 Of the 11 respondents to the above question 9 or 82% agreed that the proposals had a good design approach. Additional comments included:

- 'It looks well thought out'***
- 'I like the modern block'***
- 'It looks like a nice looking building with good colours'***

5. Feedback and Analysis

5.4. **Question; do you agree that the proposals make good use of the land?**



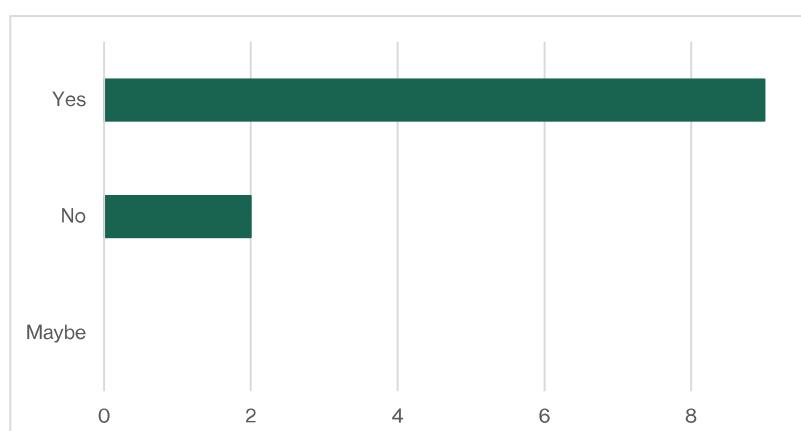
5.5 Of the 11 respondents to the above question 9 or 82% agreed that the proposals made good use of the land. Additional comments included:

'It adds much needed housing'

'It adds to the area and is close to shops, offices and public transport'

'Much better than the current car park and view to Morrisons'

5.6. **Question; do you agree with the contemporary design of the elevations?**



5. Feedback and Analysis

5.7. Of the 11 respondents to the above question 9 or 82% agreed with the contemporary design of the elevations. Additional comments included:

'I like the design it complements the buildings in the area'
'much nicer than the tax office'
'The HMRC building is contemporary as well'

5.8. **Question; any further comments?**

'29 Flats and parking for how many? Honestly.....'

'Main concern is Parking not just for the new residents of this proposed building, but also for other residents of the area who already find it hard to find parking even more so since the spaces where removed directly in front of the station. So if this building comes with parking then I'm all for a new development, but if it doesn't then I do not support it in its current form.'

'This land is vital for Worthing as the only route to town from the station as it is currently a mish mash of railings, concrete and graffiti as you enter from the station. It needs vast improving and this building seems likely to help provide a more modern and welcoming environment'

'It looks like it will improve the view from the road and bridge.'

'This development will assist in modernising and helping to complete what is currently a real eyesore at the the gateway to Worthing when arriving by train.'

6. Conclusion

- 6.1. This document has been prepared to illustrate when and how the applicant team have engaged with the the Local Planning Authority, local community and other stakeholders including the Worthing Society and Railtrack in introducing them to proposals to deliver a new residential block of 29 apartments and demonstrating what effect any feedback received thus far has added to the design process.
- 6.2. Consultees have been invited to view and comment on the proposed scheme through the distribution of leaflets delivered locally and the setting up of a dedicated online site to receive and collate comments.
- 6.3. Consultations with Railtrack and The Worthing Society are ongoing and any additional feedback will be shared with the LPA.
- 6.4. Feedback received from public consultation has been fully collated and it is clear that thus far the proposals have been viewed favourably. Negative comments are almost exclusively limited to issues relating to parking. Responses have been positive about making the best use of land, design approach, contemporary design and the need for housing locally. Given the highly sustainable location of the site, it is considered that comments relating to a lack of parking do not warrant implementing changes to the current design proposals .
- 6.5. This document has demonstrated that consultation has been carried out in a thorough manner and on a scale that reflects the nature of the proposals in line with LPA and NPPF recommendations. As a result of this consultation process no further amendments are proposed to the submitted design.

Appendix A; Preapplication Response



Marcus Lambert
PPML Consulting Ltd
Marcus.lambert@ppmlconsulting.co.uk

Our reference: PREAPP/0244/24
Please ask for: Louise Prew
Direct Line: 01903 221155
Date: 23 August 2024

Dear Marcus Lambert,

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 2015**

Proposal: Erection of a six storey apartment block over undercroft parking area containing around 35 residential apartments.

Site: Car Park Adjacent Sandell House, Railway Approach, Worthing, West Sussex

I am writing in response to your pre-application enquiry regarding the above site. A pre-meeting was held on 9 July 2024 at Worthing Town Hall. The following submitted plans and documents have been considered as part of the pre-application advice:

- Letter from PPML Consulting dated 7 June 2024
- Pre Application Submission Document June 2024

Site and surroundings

The site is located to the north of Railway Approach. The site is bounded by the rail line to the north, the former station building to the west and a Morrisons service yard to the east. The site is currently an open car park providing parking for a neighbouring office building.

The surrounding area is mixed in nature with the Teville Gate House building occupied by HMRC to the south-west of the site. Teville Gate to the south is a site allocation which has an indicative capacity of 250 residential units & 4000 sqm commercial.

The site is subject to the following designations:

- Built up area
- Railway Approach Office Area
- Town Centre – Teville Gate Character Area

Relevant planning history

None

4.64 The area is currently experiencing a significant transformation as the largest residential-led development, namely Teville Gate, is under construction. This will create 380 residential units together with 1,800 sqm of retail space (with A1 and A3 class uses) and 1,400 sqm of D2 uses.

4.65 These developments would result in an overall upgrading of this office area. The redevelopment of the Teville Gate House would provide a catalyst in changing the perception of the area and in combination with the good quality offices opposite Railway Approach could reinforce the continued office role of the area.

4.66 Although the new residential provision might add further pressures for community uses, the fact that a significant amount of D2 floorspace will be provided by the development is expected to moderate these upcoming pressures across the area.

4.67 In this context, it is recommended to maintain and protect this area. The Council should monitor the developments within this area together with the pressures from non-B uses. If Teville Gate House development would not proceed in the near future, the Council should ensure sufficient levels of commercial provision on site to protect the office role of this area.

The Teville Gate House development has since been completed. It is important to note that this focused update was undertaken during a period of significant economic uncertainty associated with the Covid-19 pandemic. Whilst some emerging implications have been considered, due to the timing of the analysis the updated economic growth scenarios do not specifically reflect the outbreak of Covid-19 and associated short, medium, or longer-term implications for growth within the Borough.

The supporting text to policy DM10 of the Worthing Local Plan refers to the need for additional employment floorspace. Para 5.143 notes the need for approx 9,800sqm for offices. It acknowledges that given the constraints of the borough very few opportunities exist for new sites and therefore opportunities in terms of more efficient use/redevelopment of existing employment sites will be needed to deliver the identified floorspace needs. In this locality you will note that there has been the new Teville Gate House office development. There are also a few mixed site allocations that include employment floorspace.

Policy DM11 of the Worthing Local Plan is primarily concerned with protecting existing employment use and in those areas that have been identified and protected in the policy. Part c of the policy sets out how the council would consider when looking at proposals that would seek to lose the existing use. However, it does also refer to the appropriateness of any other uses introduced into the area to ensure they do not undermine the viability of existing employment uses.

At this stage limited analysis has been provided indicating whether this site could be developed for office use including evidence relating to the current office market. The planning statement relies mainly on the Council's employment land review which informed the Local Plan and the designated office areas. The supporting text for policy DM10 highlights there is some scope for small, modern and flexible units that can meet the needs of small and medium businesses. Any application should consider whether this site would be suitable for such development.

policies and standards forming the local development plan as well as the National Planning Policy Framework and Planning Practice Guidance.

In this case it is considered the following policies are relevant:

- Worthing Local Plan (2023): SP1, SP2, SP3, SS1, SS3, DM1, DM2, DM3, DM5, DM6, DM7, DM8, DM9, DM10, DM11, DM13, DM14, DM15, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24
- SPD: Guide to Residential Development (2013), Space Standards (2012), Developer Contributions (2015), Sustainable Economy (2012)
- Technical housing standards - nationally described space standard 2015

Planning assessment

Principle of development

Policy DM11 of the Worthing Local Plan states that existing premises, sites or floorspace which are used for, or last used for, employment uses, located within key employment areas will be protected against loss to other uses.

The site is located within the Railway Approach Office Area. The site was included within a protected office area first in the Core Strategy 2011 and now in the Worthing Local Plan 2023 and was recommended by the Employment Land Reviews. The 2020 ELR update states in reference to this protected office area:

Railway Approach Office Area

4.60 The Railway Approach Office Area is located alongside Worthing train station within the north of Worthing town centre, supporting a large three-storey office block that is unoccupied and in poor condition (Former Teville Gate House), two medium-sized offices in excellent condition, and a mix of small first floor offices located above ground floor uses.

4.61 The office area is located about 2.0 km from a junction with the A27 to the north. Although this site is somewhat detached from the rest of the town centre, it is still in close proximity to a range of shops, services and bus stops. A good amount of off-street parking is also supported within the area although some on-street car parking does congest the internal roads. Worthing Employment Land Review Focused Update - Final Report Pg 30

4.62 Teville Gate House is currently subject to redevelopment with an extant permission (since March 2019/20) associated with the construction of a five-storey office building with parking. If implemented, this would result in the net gain of over 5,100 sqm of office uses.

4.63 One of the small offices in Victoria Road has recently gained permission to be converted to D2 that will result in a loss of 100 sqm. It is evident that there is an increasing pressure from non-B Class Uses, and particularly leisure and community, in this area.

The area is mixed in nature and as a presumption authority at this stage, residential use may be acceptable. However, the applicant would first need to demonstrate that there is no demand for additional office space as part of any redevelopment in this highly sustainable location next to the main Worthing train station on the edge of the town centre. In addition, careful consideration will need to be given as to the level of car parking needed by the existing office use to ensure that any proposals do not undermine the viability of the existing office use. It is noted that this could create a conflict with design policies as outlined below.

Visual amenity and impact on heritage assets

Policy DM5 requires that all development meet the criteria in the policy including that it be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

The proposed development of a six storey building is considered to represent an overdevelopment of the site. Of particular concern is the relationship between the proposed building and the adjacent listed station. The former station building is Grade II listed with the following official list entry:

'RAILWAY APPROACH 1. 5406 The Original Worthing Railway Station TQ 1403 17/86 25.8.71 II 2. Built in 1845 when the Brighton to Portsmouth line was constructed. Converted into 2 cottages after 1859, when a new Station was built further west. 2 storeys. 5 windows. Faced with cobbles with red brick dressings and long and short quoins to each window bay. Eaves cornice. Slate roof. Casement windows".

The proposal is considered to dwarf the listed building creating an overbearing presence. In views from the south the listed building is enclosed between the HMRC building and the proposed development. And in views from the west a sheer face of development looms over the building.

The design statement notes that this is to be a landmark building, but it is not considered to be a location which would warrant a landmark building. While it is recognised that there is some wayfinding benefit to a proposal it is not considered sufficient justification for a building of this scale. It is recognised that there may be some scope for height on the eastern half of the height where it would have less impact on the listed building (though this would need to be tested in views). Any development on the western half of the building would need to be significantly reduced in height to ensure the setting of the listed building is protected.

There are also concerns relating to the development potential of other sites. The site to the east could be developed in future and Teville Gate site allocation is located to the south. The supporting text for Policy DM2 makes it clear that applicants will need to ensure that development on one site does not unnecessarily constrain what can be achieved on other potential development sites. This will inform how close to the boundary the building should be built and the placement of windows and balconies.

The design is at an early stage and no detail has been provided to demonstrate how the retained car park would be provided and integrated into the building. A high-quality public realm would be required which may be contrary to the proposal to retain car parking.

Conservation

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Policy DM24 of Worthing's Local Plan follows the tests within paragraphs 205-214 of the NPPF. The scheme is considered to cause less than substantial harm to the setting of the adjacent Grade II listed building. Any harm will be weighed against the public benefits of the scheme but at this stage it is not considered that there would be benefits that would outweigh this harm. Significant reductions in the scale of the scheme will be required before the LPA would be in a position to support a proposal on this site.

Impact on the amenity of neighbouring properties

Policy DM2 of Worthing's Local Plan says that development must make the best use of land with particular consideration given to the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers. The main impacts assessed are commonly those associated with light, privacy, outlook and sense of enclosure, wind and noise. All residential properties that may be affected should be assessed including the residents to the north of the railway line.

Conclusion

Justification is still needed regarding whether office development can be provided on site due to the site's location in a protected office area prior to the use of the site as residential can be supported. Significant alterations to the scale of the building are required to ensure it would be appropriate for its context. Concern is raised in relation to the less than substantial harm caused to the setting of the listed building.

Documents required to support a planning application

Please note this list is not exhaustive and the applicant should refer to the Council's validation list

- Application form
- CIL form 1 – Determining whether an application is CIL liable
- Location plan with site edged in red
- Existing elevations, sections and floor plans including a roof plan (scaled at 1:100 or 1:200 at A3)
- Proposed elevations, sections and floor plans including a roof plan (scaled at 1:100 or 1:200 at A3)
- Existing and proposed street scene elevations and site wide elevations
- Design and access statement to include design proposals including alternative designs considered
- Planning statement and draft heads of terms
- Heritage assessment
- Affordable housing statement or financial viability assessment
- Daylight and sunlight assessment for existing and proposed residents
- Biodiversity net gain matrix and assessment
- Landscaping details
- Matrix setting out how development meets all space standards
- Transport assessment and draft travel plan
- Parking provision details
- Refuse and servicing details including swept path analysis
- Energy statement including assessment of cooling hierarchy
- Sustainability statement and SAP calculations
- Lighting assessment if required
- Flood risk assessment
- Sustainable drainage strategy

- Foul Sewerage Assessment
- Air Quality Assessment
- Noise impact assessment for proposed plant
- Assessment of provision of high-speed broadband
- Statement of community involvement

I hope the above advice is of assistance. Please note that these comments are made on a without prejudice basis to the formal determination of a submitted application and are offered as guidance only. We cannot guarantee any particular outcome for an application.

Yours sincerely

Louise Prew
Principal Planning Officer (Team Leader)

Appendix B; Press Alert

Classified

PUBLIC NOTICES

GENERAL NOTICES

NOW THERE'S AN EVEN FASTER WAY TO SEARCH ARCHIVED PUBLIC NOTICES

The Public Notice Portal Archive is a comprehensive record of public notices placed within the UK, where possible, you can search any kind of notice in just one place.

COMMERCIAL BUSINESSES
Businesses can use the service to apply for planning permission or to make a planning application.

LOCAL AUTHORITIES
Local authorities can use the service to publish planning applications, planning decisions and planning representations.

PRIVATE INDIVIDUALS
Individuals can use the service to apply for planning permission or to make a planning application.

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Public Notice Portal Keeping you informed.

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Search our archive of over 300,000 public notices at the click of a button...

NOW WITH IMPROVED ENHANCEMENTS

West Sussex County Council

(Worthing: Fidnor Valley) (Various Roads) (Temporary Traffic Regulation) Order 2025

NOTICE is hereby given that not less than 7 days from the date of this notice, WSCC intends to make an Order under the Road Traffic Regulation Act 1984, the effect of which will be to introduce temporarily traffic restrictions on various roads in the Fidnor Valley area of Worthing as follows:

Cisbourn Avenue: closed to eastbound traffic from Fidnor Road eastwards for 30m from 24 December 2025 to 12 December 2025;

Upperton Tree Avenue: closed to eastbound traffic from Fidnor Road eastwards for 30m from 1 December 2025 to 12 December 2025;

Fidnor Road (slip road): closed to northbound traffic from May Tree Avenue southwards throughout its entire length from 1 December 2025 to 16 January 2026;

Ashford Avenue: closed to eastbound traffic from Fidnor Road eastwards for 45m from 26 January 2026 to 6 February 2026;

Allendale Avenue: closed to eastbound traffic from Fidnor Road, eastwards for 50m from 12 January 2026 to 23 January 2026;

Mayfield Close: closed to westbound traffic from Fidnor Road eastwards for 40m from 9 February 2026 to 20 February 2026;

These restrictions are needed to allow gas mains to be replaced in safety.

Once made, the Order may remain in force for up to 18 months or until the proposed works are completed, whichever is earlier.

During the operative periods of this Order alternative routes for vehicles will be indicated on site. Access to properties on the affected length of road will be maintained at all times.

Any queries about the effect of the Order on traffic using the highway should be directed to the WSCC Contact Centre, telephone number 01243 642105. Ref: TTRD-2541-MM.

(Shoreham-By-Sea: Brighton Road (A259))

(Temporary Traffic Regulation) Order 2025

NOTICE is hereby given that not less than 7 days from the date of this notice, WSCC intends to make an Order under the Road Traffic Regulation Act 1984, the effect of which will be to temporarily close Brighton Road in Shoreham-By-Sea to the car park of the Halfpenny store on Brighton Road in Shoreham-By-Sea.

The closure of this junction is needed to maintain safety while temporary traffic management measures are in place on Brighton Road during gas main replacement work.

The Order will come into effect on 24 November 2025 and remain in force until 5 December 2025. Once made, the Order may remain in force for up to 18 months, or until the proposed works are completed, whichever is earlier.

During the operative periods of this Order access to the affected boundary premises will be maintained via the existing eastern access to the car park.

Any queries about the effect of the Order on traffic using the highway should be directed to the WSCC Contact Centre, telephone number 01243 642105. Ref: TTRD-2541-MM.

(Littlehampton: Lansdowne Road)

(Temporary Closure) Order 2025

NOTICE is hereby given that not less than 7 days from the date of this notice, WSCC intends to make an Order under the Road Traffic Regulation Act 1984, the effect of which will be to temporarily close Lansdowne Road in Littlehampton from its junction with Worthing Road southwards for 70m.

The road closure is needed to maintain safety while maintenance of gas mains is carried out.

The Order will come into effect on 24 November 2025 and remain in force until 12 December 2025. Once made, the Order may remain in force for up to 18 months, or until the proposed works are completed, whichever is earlier.

During the operative periods of this Order alternative routes for vehicles will be indicated on site. Access to properties on the affected length of road will be maintained at all times.

Any queries about the effect of the Order on traffic using the highway should be directed to the WSCC Contact Centre, telephone number 01243 642105. Ref: TTRD-2540-MM.

Dated 6 November 2025

Director of Law & Assurance, County Hall, Chichester.

LICENCE APPLICATIONS

Licensing Act 2003

Variation of Premises Licence

TO WHOM IT MAY CONCERN

I Thavaragan Sivakumar. Of 11, Queens Parade, North Road, BN15 9BA. Do hereby give notice that on 27/10/2025 served application on Adur & Worthing Councils and the relevant authorities to vary the premises licence on the premises known as Golocal Extra Lancing situated at 20-22 Queens Parade, North Road, Lancing, BN15 9BA

A) The application is to allow the following licensable activities: Sale of alcohol (off sales)

B) The application seeks to allow licensable activities to be conducted between the hours of: Monday to Sunday - 06:00 to 00:00

Any representations in respect of this application to the said unit should set out, in writing, a brief statement of the grounds of his/her objection and send to: The Licensing Unit, Adur & Worthing Councils, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA.

Representations must reach the Licensing Unit no later than 24/11/2025. The application may be viewed, in full, at the above offices between the hours of 9.00am and 4.00pm Monday to Friday. Informa on as to the date of hearing to determine the application may be obtained from www.adur-worthing.gov.uk.

24/11/2025

Signed: Naga Rajesh [Authorised Agent]

It is an offence to knowingly or recklessly make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for this offence is £5,000.

Notice of Application for a New Premises Licence Under Section 17 of the Licensing Act 2003.

Notice is hereby given that Store-By-Sea Ltd have applied to Adur District Council for a new premises licence for Store-By-Sea, 66 High Street, Shoreham-By-Sea, BN43 5DB to permit the sale of alcohol for consumption off the premises from 07:00 to 23:00 Sunday to Thursday and from 07:00 to 00:00 (midnight) Friday & Saturday, Bank Holiday Sundays, Christmas Eve, New Years Eve & New Years Day.

The address of the Licensing Authority where the register is kept and the application may be inspected during normal business hours is The Licensing Authority, A & W Licensing Unit, Environmental Health & Licensing, Adur & Worthing Councils, Town Hall, Chapel Road, Worthing, BN11 1HA. Email licensing.unit@adur-worthing.gov.uk

Any representations by any other person or responsible authority must be received in writing by the Licensing Authority by 28th November 2025 stating the nature and grounds for making such representation. It is an offence under Section 158 of the Licensing Act 2003 to

knowingly or recklessly make a false statement in connection with an application. The maximum fine on summary conviction for this offence is an unlimited fine.

GVOL

Goods Vehicle Operator's Licence

Bifla Municipal Ltd of Kingsmill, London Road, Loudwater, High Wycombe, Bucks HP10 9TD. Is applying to change an existing licence as follows:

To add an operating centre to keep 15 vehicles and 0 trailers at the operating centre at Unit H9, Bairds Business Park, Grevels Lane, Bognor Regis, BN17 5RE. Owners or occupiers of land (including buildings) near the operating centres

who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Quarry House, Quarry Hill, Leeds, LS2 7UE

stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available at:

www.gov.uk/government/publications/a-guide-to-making-representations-objections-and-complaints-goods-vehicle-operator-licensing

PLANNING NOTICES

29 New Apartments proposed above a private car park in Worthing.

29 New Apartments are proposed above an existing private car park for a small site along railway approach adjacent Morrisons service yard. Residents should keep an eye out for a leaflet promoting the scheme and asking for feedback. Feedback can be provided on the following link <https://www.surveymonkey.com/r/BFVFP6>

TRUSTEES NOTICES

MOLLIE MYERS

(Also known as Mollie Ellis; Molly Skillicom)

Deceased

Pursuant to the Trustee Act 1925 anyone having a claim against or an interest in the Estate of the deceased, late of 47 Bath Road, Worthing, BN11 3PQ, who died on 10/03/2025, must send written particulars to the address below by 07/01/2026, after which date the Estate will be distributed having regard only to claims and interests notified.

Home, Engall + Freeman LLP, 47a High Street, Egham, TW20 9ES Ref: JP0010 Myers

DONALD HALL Deceased

Pursuant to the Trustee Act 1925 anyone with a claim against or an interest in the Estate of the deceased, late of 14 Angus Road, Goring-by-Sea, Worthing, West Sussex, BN12 4BL, who died on 01/01/2024, must send written details to the address below by 07/01/2026, after which the Estate will be distributed with regard only to claims and interests notified.

Flora Bushell c/o Irwin Mitchell LLP, One St Peter's Square, Manchester, M2 3AF.

Ref: 5533447-1

Jean Margaret Manton (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of Flat 39 Abbottswood Station Road, Rustington, Littlehampton West Sussex, BN16 3BJ, who died on 09/09/2025, are required to send written particulars thereof to the undersigned on or before 07/01/2026, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

HELEN GAGAN SOLICITOR, Felpham Chambers 60 Felpham Road, Felpham Bognor Regis West Sussex, PO22 7NZ.

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Appendix C; Distributed Leaflet



Proposals for an exciting new development along Railway Approach

- 29 new apartments across 6 storeys
- 20% affordable housing
- Excellent sustainable location
- Highly contemporary design

This development aims to transform an underused site into an attractive and vibrant addition to the local area. The proposals seek to enhance the streetscape, provide much-needed homes, and contribute positively to the community.

We are canvassing local public opinion in anticipation of a forthcoming planning application in regard to:

- Appearance
- Scale
- Location
- Any other views you may have

Appendix C; Distributed Leaflet



Street Scene South Elevation



Site Plan



Street View along Railway Approach

Have your say

Please respond by filling out the feedback form online at your earliest convenience:

<https://www.surveymonkey.com/r/BFVFFP6>

We look forward to receiving your feedback.



Scan the QR code to access the survey



Aerial View along Railway Approach

