



# THE WORTHING SOCIETY

President: Anthony Malone

Reply to: Susan Belton  
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Mr Chris Way, Dip Arch  
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20 November 2025  
SB/SCM  
Email:

Dear Mr Way

## **PROPOSALS FOR A NEW RESIDENTIAL DEVELOPMENT OF 29 NEW APARTMENTS TO THE EXISTING CAR PARK AT RAILWAY APPROACH, WORTHING**

Thank you very much for requesting the comments of the Worthing Society in respect of the proposed residential development at the car park site in Railway Approach. We appreciate being contacted at this early stage.

I have now had the opportunity to discuss the proposal with our Heritage Team. Whilst we note that the site is ripe for redevelopment we do have some concerns regarding the design and the impact on the 'setting' of the proximate Grade II Listed Building which is important to the history of the area. The Historic England Listing Designation is as follows:

***'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'.***

This early Victorian heritage asset is of modest height and scale and could be overwhelmed by the west facing element of the new building. Stepping down the west facing elevation is the right idea but, in our view, it would not be low enough to avoid the setting of the station being harmed. We consider the impact on the listed building of the present proposed layout would not be consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Furthermore, The Old Station building is an interesting feature with distinctive red brick elevations and should be shown to advantage. The Heritage Team suggest that the new building should reflect this:- red brick and slate and a more traditional style. This would also complement the proximate Grade II Listed Victorian Hotel building and the colour palette of the HMRC Building, Teville House.

In addition, the new apartment building will be in a landmark, prominent position. In our view, the east elevation facing towards the bridge and the main road needs to have a more distinctive design. This landmark area is the 'Gateway' to Worthing for visitors arriving by road and rail and affords the opportunity for a distinctive design

I hope these initial comments are helpful.

Yours sincerely,

Mrs Susan Belton  
Worthing Society Chair

Cc: John Head, BSc(Econ), DipTP, MRTPI (Retd) - Worthing Society Heritage Team