

to me

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/08/2026 11:09 AM from Miss Katrina Burke.

Application Summary

Address:	Land Between Sword Street And Martlets Way Worthing West Sussex
Proposal:	Full planning application for a mixed-use development comprising 123 dwellings and commercial floorspace together with associated parking, landscaping, open space and drainage [Land at Durrington Gasworks]
Case Officer:	Giles Holbrook

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Customer Details

Name:	Miss Katrina Burke
Email:	
Address:	20 Sword Street Goring Worthing West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Formal Objection - Planning Application AWDM/0628/26 (Bellway Phase 2) To: Adur & Worthing Planning Authority Re: Planning Application AWDM/0628/26 - Proposed Phase 2 Development (Bellway Homes) I am submitting a formal objection to planning application AWDM/0628/26, concerning Bellway's proposed Phase 2 development adjoining Sword Street. My objection is based on serious concerns about highway safety, access arrangements, infrastructure capacity, transparency of information provided to residents, and the ongoing unresolved issues within Phase 1. 1. Misrepresentation of the Scale of Phase 2 During earlier resident presentations, Bellway stated that Phase 2 would be a

small development. The current proposal under application AWDM/0628/26 is substantially larger than what was originally described, both in scale and density.

This significant change has caused considerable concern among residents who feel they were misled about the nature and impact of Phase 2. The development now proposed will place far greater pressure on local roads, infrastructure, and community facilities than residents were led to expect.

This lack of transparency undermines trust and raises legitimate questions about the reliability of Bellway's assurances regarding future phases.

2. Concerns Regarding Social Housing Allocation and Transparency

Bellway struggled to sell a number of properties in Phase 1 and subsequently sold them in bulk to housing associations. This resulted in a much higher proportion of social housing than residents were originally informed would be delivered.

We were misinformed about the intended tenure mix for Phase 1. This experience raises serious concerns that the same situation could occur again - but on a much larger scale given the size of Phase 2.

The council should require Bellway to provide clear, binding commitments regarding:

The tenure mix for Phase 2

Any agreements with housing associations

Measures to prevent last-minute bulk sales that materially alter the character of the development

Without such assurances, residents have no confidence that the proposed tenure mix will be delivered as stated.

3. Sword Street Is Not Suitable for Construction or Residential Traffic

Sword Street is already under pressure from:

Phase 1 residential traffic

The retirement complex

The flats

Existing commercial movements nearby

It is a narrow residential road with inadequate junctions at Sword Street / Barrington Road / Shaftesbury Avenue. The proposal to route heavy-duty construction vehicles through Sword Street for several more years is wholly unacceptable.

At the Phase 2 presentation, Bellway representatives stated that construction vehicles may use Sword Street and that no decision had been made. This uncertainty is unacceptable and places residents at risk.

When I was purchasing my house, Bellway told me there would only be construction for a further 12-18 months. This new proposal would extend that

considerably. It has been hard enough living on a building site with constant noise and disruption, as well as the mess and rubble we have had to endure. To put us through many more years of this is unacceptable and I would not have purchased a property here if they had been more transparent about this.

Sword Street must be removed entirely as an option for construction access. Martlets Way is the only suitable route for heavy-duty vehicles.

4. The Proposed Access Arrangement Is Illogical and Unsafe The current plans show:

Commercial units in Phase 2 accessing via Martlets Way

Residential dwellings accessing via Sword Street

This arrangement is fundamentally flawed. If Martlets Way can accommodate commercial traffic, it can accommodate residential traffic. Sword Street cannot.

Forcing 123 additional homes to use Sword Street will overwhelm an already constrained road network and exacerbate existing safety issues.

I strongly object to any plan that designates Sword Street as the primary residential access for Phase 2.

5. Bellway Has Not Completed or Maintained Phase 1 to an Acceptable Standard Before any new development is approved, Bellway should be required to address the numerous unresolved issues in Phase 1, including:

Constant dust and poor air quality

Unfinished roads and pavements

Non-functioning street lighting

Broken kerbs and damaged manhole covers

Potholes

Poorly maintained landscaping

Outstanding snagging issues nearly 18 months after occupation

Residents continue to live in a dust bowl, with basic infrastructure incomplete. Bellway has not demonstrated the ability to finish or maintain the existing development to an acceptable standard.

It is unreasonable for them to seek permission for Phase 2 while Phase 1 remains unfinished and poorly maintained.

6. Construction Logistics Are Unclear and Potentially Unsafe Bellway has not provided clear information on:

The order in which Phase 2 will be built

Whether construction will begin from Martlets Way or Sword Street

Where heavy machinery and materials will be stored

How commercial vehicle access will be safely managed

If construction access is taken from Sword Street, the storage of equipment and movement of heavy vehicles will severely impact residents and pose safety risks.

7. The Scale of the Development Is Incompatible With Existing Infrastructure
The addition of 123 homes plus commercial units will overwhelm the existing road network. The junctions at Sword Street / Barrington Road / Shaftesbury Avenue are already inadequate and were not designed to support this level of traffic.

No meaningful infrastructure upgrades are proposed to mitigate this impact.

Conclusion

For the reasons outlined above, I strongly oppose planning application AWD/0628/26 in its current form. The proposal is unsafe, unsuitable, and detrimental to the wellbeing of existing residents.

I urge the council to reject the application unless the following conditions are met:

All Phase 2 vehicle access is via Martlets Way or the Barrington Road link

Phase 1 and Phase 2 are connected only by pedestrian and cycle routes

Sword Street is prohibited from being used for construction or residential access

Bellway provides clear, binding commitments on the tenure mix for Phase 2

Bellway completes and remedies all outstanding issues in Phase 1 before any new permission is granted

The scale of Phase 2 is reconsidered to reflect what was originally presented to residents

The development, as currently proposed, is not compatible with the existing infrastructure and will cause significant harm to residents for many years.
