

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	6 July 2026
LOCATION:	10 - 20 Marine Place Worthing West Sussex BN11 3DN
SUBJECT:	AWDM/0396/26 Demolition of existing buildings and construction of a three-storey building comprising 27 1-bed apartments, secure cycle and bin storage, and hard and soft landscaping and associated works.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC as the County Highway Authority (CHA), has considered the above proposal to provide 27 1 bedroomed apartments at no 10-20 Marine Place. No objection is raised subject to conditions attached.

The principle of residential development has already been set with approved planning application AWDM/1884/22 for 9 apartments, with additional studio/office space at lower ground floor level, on-site bicycle and refuse storage alongside car free residential provision.

This application will see and increase in 18 dwellings in a 'car free' town centre location. Marine Place has seen an increase in residential developments in the past three years, all of which are car free, and built out or in the process of being built. Due to its highly sustainable town centre location WSCC are specifically looking at the increased movement of people and deliveries in this application.

Pedestrian Routes

There is an existing footway on the eastern side of Marine Place, this will provide an off road walking provision, however it is not the widest and as such some pedestrians may choose to walk in the road given its narrowness.

WSCC would like to see the existing dropped kerb on the corner of the access to the private car park provided with tactile paving to direct visually impaired pedestrians across the road. This will link into the pavement taking them into the pedestrianised area of Warwick Street. This could be secured via condition.

Refuse, Recycling and Home Deliveries.

[Adur & Worthing Councils operate alternate weekly bin collections](#) (refuse one week, recycling the next). WSCC would advise the applicant to check with the refuse collector but if residential dwellings are already being serviced from Marine Place these are able to enter via Marine Drive and exit from Bedford Row, as the road operates as a one-way system.

On-Street Loading Restrictions: Town centre locations across Adur and Worthing frequently feature strict double-yellow lines or pedestrianised zones. Marine Place has

double yellow lines in place and directly outside the development the road provides a designated loading/unloading bay.

Expected Delivery Trip Generation

- Daily Servicing Rate: 0.25 trips per dwelling per day is the standard benchmark used by traffic consultants for highly accessible, sustainable town centre flats in West Sussex.

- For 27 flats this would generate: -

6-7 trips per day, which could equate to an additional delivery each hour over the course of a working day, to what is already taking place.

Therefore, additional loading/unloading bays would be required within Marine Place to serve this development and any other loading/unloading needs for the area.

Committed Development

The permitted scheme under application AWDM/1906/22 for 80 dwellings, as part of the renovation of the Debenhams building opposite this site, will also increase this demand, whilst this application has been approved WSCC are mindful that the increase in dwellings from this development generates a higher level of expected deliveries.

Marine Place is already heavily utilised, providing access to parking for residents of Sea Spray and Bedford Row, as well as servicing deliveries to the Iceland supermarket on South Street and the businesses located along Warwick Street.

Of particular relevance to this application are comments received from the WSCC Parking Team, which identified an existing local need for additional loading bays in this area.

TRO

In light of the anticipated increase in delivery activity associated with the proposed development, existing demand, and the recently approved development for 80 dwellings opposite, WSCC would expect the provision of two additional loading/unloading bays on the public highway. This is necessary to ensure that the efficient operation of Marine Place is not adversely affected by increased demand from delivery vehicles.

Accordingly, the developer would be required to apply for a TRO to extend the loading bays on Marine Place and deliver the TRO scheme of works which would involve extending the white lining and the installation of a loading/unloading backing plate to a post or wall.

Travel Plan Statement

A travel plan has been submitted with several actions and targets set to encourage more active travel. The plan states they are going to try to decrease the amount of public transport use and encourage walking and cycling as the first mode of transport. The TPS focuses on increasing active travel and utilising the existing public transport options including the use of a car club.

A baseline travel survey will be undertaken, and a travel plan co-ordinator will be appointed.

The fee of £1,765 is a requirement of any submitted travel plan to cover the additional resource implications and costs of assessing and auditing the TPS through the lifetime of the plan and its 5-year monitoring period. WSCC would expect to see this included in a S106 agreement, or UU to ensure the plan can be enacted.

Construction

This will need to factor in the construction timescales of the development for 80 dwellings across the street, and the use of the road for deliveries to residential dwellings, shops, and restaurants. See condition.

Alison Meeus
West Sussex County Council – Planning Services