

From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 11 March 2025 17:55:03 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/0133/25

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2025 5:55 PM from Mr Robert Arthurton.

Application Summary

Address:	Land West Of 13 To 15 Farncombe Road Worthing West Sussex
Proposal:	Erection of 4no. single storey, 1-bed residential dwellings for adults with complex learning disabilities and autism (1no with associated staff room)(Class C3(b)).
Case Officer:	Jackie Fox

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Customer Details

Name:	Mr Robert Arthurton
Address:	Flat 1, 13E Farncombe Road, Worthing, West Sussex BN11 2AY

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Both the existing and proposed site plans are inaccurate as the boundary fencing/gardens of Flats 1 & 2, 13e Farncombe Road are not shown, nor is the raised gravel and drainage ironworks on the south side of the main building where access is proposed. The site location/block plan does not show 13e or associated gardens/boundaries at all. The already limited room for vehicle manoeuvrability along the proposed access route described on the proposed site plan would be shown to be severely restricted were these existing features included.

The existing allocated parking spaces provided for Flats 1 & 2, 13e Farncombe Road (one space each along the flint wall on the southern boundary) already only allow very limited space along this proposed access route, with already insufficient room to parallel park and little room to manoeuvre; also note that the allocated parking spaces shown on the existing site plan do not correspond with the actual positioning in relation to the main building. By proposing to move these spaces west towards the proposed development, as shown on the proposed site plan, this would restrict access even further due to the proximity of the main building (the width is only 5m at its narrowest point). Access by emergency vehicles to the proposed development, with the parking spaces allocated to Flats 1 & 2, 13e Farncombe Road in use, would be impossible.

The proposed development allows two new parking spaces only for the whole new development. This appears to be insufficient considering the size of the development. What is the estimated number of vehicle movements per day, bearing in mind the number of residents living in the new development plus associated staff, guests and visitors? I anticipate conflict over parking without provision for suitable parking for the new development.

Both driveway entrances to No 13 are narrow. Are they wide enough to allow access for construction vehicles etc?

Kind regards