

From: **Seaspray Residents Association Ltd** < >

Date: Sat, 27 Jun 2026 at 09:31

Subject: Planning Application AWDM/0396/26 – Highway Access, Congestion and Cumulative Impact

To: Planning - <planning@adur-worthing.gov.uk>

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Dear Planning Officer,

I am writing on behalf of Seaspray in relation to planning application **AWDM/0396/26** for the demolition of the existing buildings at 10–20 Marine Place and the construction of a three-storey building comprising 27 one-bedroom apartments.

Whilst we have no objection to appropriate development in principle, we are concerned that this application does not adequately assess the cumulative impact on Marine Place and the neighbouring properties that rely on this already constrained access road.

Our principal concern is that the transport assessment appears to consider this development largely in isolation. Marine Place already experiences significant pressure from existing residential traffic, commercial servicing, deliveries, refuse collection and on-street parking. It is not uncommon for traffic movements to become constrained because of the limited width of the road.

In addition, a substantial residential development of approximately 80 apartments is already under construction on the opposite side of Marine Place. Whilst described as "car-free", it will inevitably generate additional demand from residents, visitors, servicing vehicles, deliveries, taxis and contractors. We are concerned that the cumulative impact of these developments has not been fully assessed.

A particular concern for Seaspray is maintaining reliable access to our private car park, which provides the only vehicular access for our residents. Several residents are disabled and rely on being able to enter and leave the car park safely and without unnecessary delay. Any increase in congestion or obstruction could have a disproportionate impact on residents with mobility impairments.

We are equally concerned about emergency vehicle access. Given the narrow width of Marine Place and the frequency with which larger servicing vehicles already restrict movement, we question whether fire, ambulance and other emergency services would always be able to gain prompt access if additional traffic and servicing demands are generated by this development.

Pedestrian safety is also a significant concern. Marine Place has very narrow pavements and is used regularly by residents, visitors and people accessing nearby homes and businesses. When larger vehicles are manoeuvring or servicing existing

premises, pedestrians already have limited space and visibility. Any increase in vehicle movements associated with this development has the potential to increase conflict between vehicles and those on foot.

We are also concerned that the illustrations submitted with the application do not accurately reflect the reality of Marine Place. They appear to suggest there is sufficient space for vehicles to park while larger servicing or delivery vehicles continue to pass. In our experience, this is simply not the case. When larger vehicles are servicing existing premises, traffic frequently has to wait because there is insufficient width for vehicles to pass safely. Access to the Seaspray car park can also be delayed until the road becomes clear.

We therefore respectfully ask that the application is assessed on the basis of the actual highway conditions rather than idealised illustrations. We would also encourage the case officer and the Highway Authority to undertake a site visit during normal weekday servicing hours so they can observe first-hand the existing traffic conditions, pedestrian movements, servicing arrangements and the physical constraints of Marine Place.

We respectfully request that, before determining this application, the Council satisfies itself that:

- the cumulative impact of this proposal, together with existing development and approved schemes, has been fully assessed;
- the local highway network has sufficient capacity to accommodate the additional demand;
- safe and reliable access to neighbouring properties, including the Seaspray car park, can be maintained at all times;
- emergency vehicles will continue to be able to access Marine Place and neighbouring properties quickly and safely;
- pedestrian safety has been fully considered; and
- the Transport Statement accurately reflects the existing conditions experienced on Marine Place.

We would be very happy to meet the case officer on site if that would assist. We believe the constraints of Marine Place are much easier to appreciate in person than from the submitted plans and illustrations.

Thank you for considering our comments.

Yours faithfully,

Bridget Nicholls
Director, Seaspray

On behalf of Seaspray Residents Association Ltd.

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