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Comments for Planning Application AWDM/0539/26

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 29 June 2026 at 22:04
To: support.planning@adur-worthing.gov.uk

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/06/2026 10:04 PM from Miss Gillian Piper.

Application Summary

Address:	Land And Car Parks Between 22 To 26 Upper High Street Worthing West Sussex
Proposal:	Erection of shipping containers over two levels to provide commercial, leisure and cafe (Class E) mixed use community hub with external access and decking, PV panels, parking and associated works in conjunction with change of use from (Class B8)
Case Officer:	Jackie Fox

[Click for further information](#)

Customer Details

Name:	Miss Gillian Piper
Email:	
Address:	153B Park Road Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise
Comments:	Re: Planning Application AWDM/0539/26 - Land and Car Parks Between 22-26 Upper High Street, Worthing

I wish to object to this planning application for the following reasons.

This proposal represents an overdevelopment of the site and would introduce a high-intensity commercial development into the middle of an established residential area. While the application describes the proposal as a "community hub", it comprises offices, food and drink premises and leisure uses, all of which have the potential to generate significant levels of activity, noise and disturbance.

A major concern is the impact on residential amenity. The site is surrounded by homes, and residents should be able to enjoy a reasonable level of peace and quiet within their properties and gardens. The application contains no confirmed opening hours for any of the proposed uses, making it impossible to properly assess the likely impact of evening and weekend activity. There is also no robust management plan detailing how noise from customers, outdoor seating, conversations, music, deliveries, servicing and waste

Residents already experience noise from existing licensed premises, including the New Amsterdam. Whilst that venue has been established for many years and forms part of the existing character of the area, introducing another commercial leisure destination in such close proximity would create a cumulative impact. Noise from two venues operating simultaneously would inevitably affect nearby residents, yet the application does not appear to properly assess these combined effects.

The proposal would also result in the loss of 18 existing parking spaces, reducing the number of spaces from 36 to 18. This is already an area where parking is under considerable pressure, particularly during evenings and weekends. The development would attract additional visitors, customers, employees and deliveries, yet there is little evidence demonstrating how this increased demand would be accommodated without causing further congestion and overspill parking into surrounding residential streets.

The narrow access to the site raises further concerns regarding highway safety. Increased vehicle movements, deliveries and visitor traffic have the potential to create congestion and obstruct access, including for emergency vehicles. The application does not appear to provide sufficient evidence that the surrounding highway network can safely accommodate the proposed intensity of use.

I am also concerned about the impact of the proposed two-storey shipping containers on neighbouring residential properties. Given the height of the structures and the relatively low boundary walls, the development has the potential to result in overlooking, loss of privacy and an overbearing impact on neighbouring homes and gardens. The visualisations submitted with the application do not, in my opinion, adequately represent these impacts.

The proposed shipping-container design is also out of keeping with the established character of Upper High Street and would introduce an industrial appearance that is unsympathetic to the surrounding townscape.

In addition, the application lacks important information necessary for a proper assessment. There is limited detail regarding external materials, visitor capacity, servicing arrangements, deliveries, security, waste management, external lighting and measures to control noise and disturbance.

I also question whether this is an appropriate location for such an intensive commercial development. Worthing already has numerous vacant commercial premises that could accommodate cafés, offices, leisure and community uses in locations better suited to commercial activity. Those sites would avoid the unnecessary loss of a functioning car park and would be far less likely to adversely affect the amenity of nearby residents.

Finally, I wish to raise a concern regarding the consultation process. To the best of my knowledge, no planning site notice was displayed in the immediate vicinity of the application site. If this is correct, I am concerned that local residents and businesses may not have been adequately informed or given a proper opportunity to comment on a proposal of this scale.

For all of the above reasons, I respectfully request that the Council refuses this application. Should the Council nevertheless be minded to grant permission, I request that stringent conditions are imposed relating to opening hours, external amplified music, outdoor seating, deliveries, waste collection, lighting, visitor management, noise control and the protection of neighbouring residential amenity.

Kind regards