

Comments for **Planning Application AWDM/0539/26**

Reps and Consults

planning@adur-worthing.gov.uk

Dear Sir/Madam,

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

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

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Customer Details:	Mrs. Sybille Ulinski , 10 Tower Road, fla1, Worthing	Neighbour
Stance	Objection to the Planning Application	
Reasons	Design / Highway Access / Loss of General Amenity	
	Overdevelopment / Privacy, Light and Noise	

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I am writing to formally log my strong objection to the above referenced planning application at Upper High Street. As a local resident with a property directly adjoining the site, this proposal represents an overdevelopment that is entirely unsuitable for this location.

I urge the Planning Committee to refuse permission based on the following material planning considerations:

1. Inaccurate Project Classification and Commercially Driven Self-Interest

The application repeatedly mischaracterises the development as a "community space" and a "community-led initiative." This description is highly inaccurate and misleads the true intent of the development. This is a purely private and commercial operation driven entirely by self-interest and profit. By framing a high-intensity commercial drinking, dining, and entertainment venue as a civic asset, the applicant is attempting to gain a more favourable planning assessment than a standard commercial development would receive. The Council must treat this application as a high-density, for-profit commercial entertainment plaza, evaluating its impacts strictly against the strict planning criteria reserved for major commercial venues in close proximity to quiet residential zones.

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planning@adur-worthing.gov.uk2. Material Precedent and Intentional Circumvention of Planning Restrictions

I strongly draw the Council's attention to Planning Application AWDM/0537/20, which directly relates to the immediately adjacent premises at 24a Upper High Street. The Decision Notice for that application carefully established restrictive conditions to explicitly safeguard the residential amenities of immediate neighbours against noise, privacy loss, and unmanaged drinking.

The owner of 24a Upper High Street (who operates Slakes Spirits) is a key partner in this current "Upper Central" initiative. It was highly evident that this group actively attempted to bypass and circumvent the strict planning controls established under AWDM/0537/20 by partnering with the landowners of the space between 22 and 26 Upper High Street over the course of the Summer of 2025 to exploit the licensing regime to host high-impact, open-air commercial events that planning policy would strictly prohibit on their own permanent site. The planning department should not o allowed the integrity of its prior Decision Notices to be undermined by a tactical reliance on the licensing system to force through an otherwise unneighbourly and non-compliant development.

3. Misleading Application Documents, Loss of Privacy, and Overlooking

The "Artists Impression" visualisations included on pages 1 and 3 of the Upper Central Planning Statement are intentionally misleading and do not accurately reflect the physical realities of the site. These submitted images depict the boundary walls between the application site and the back gardens of adjoining residential properties as being significantly higher than the proposed two-storey shipping containers.

In reality, the existing boundary walls are no more than 2 metres tall. Regardless of the final design configurations or where the units are positioned on-site, a two-storey commercial structure will tower over the actual 2-metre boundary lines. This layout will result in a severely detrimental, intrusive effect on the privacy of surrounding homes and gardens. The elevated height of a two-storey container configuration creates direct overlooking into private residential spaces, which violates fundamental planning principles regarding the protection of neighbour amenity.

4. Severe Parking Deficit and Negative Impact on Local Infrastructure

The proposal will drastically reduce available parking infrastructure while simultaneously driving up demand, leading to an unsustainable parking deficit. The application site currently operates as an NCP car park. Under the proposed plans, this essential parking asset will be largely eliminated, as the physical footprint of the shipping containers will displace the vast majority of the existing spaces. The entire layout of Upper High Street and its surrounding roads - most notably Little High Street and Ashdown Road - is already suffering from a critical shortage of parking spaces. On most evenings, the parking stress is so severe that vehicles routinely park illegally on both sides of narrow one-way streets, on yellow lines, and right up against junctions. Furthermore, vehicles frequently block access to residents' private driveways, completely disregarding dropped kerbs. To intentionally remove an active car park and replace it with a high-capacity venue will completely overwhelm the surrounding residential streets, exacerbate illegal and dangerous parking, and cause severe detriment to the daily lives of local residents.

5. Highway Safety, Constrained Access, and Emergency Vehicle Risk

The site is entirely unequipped to safely handle the volume of visitors proposed. Expecting up to 2,000 people to attend over the course of a day or a single weekend creates an unsustainable strain on a road network that cannot cope.

The site is served by a highly constrained, narrow access road. This specific roadway is already heavily used by large Heavy Goods Vehicles (HGVs) visiting the neighbouring Morgan Carr site. These vehicles are frequently so substantial that they struggle to navigate the access route. On occasion, operators have had to request that local residents move their vehicles from legally designated, marked parking bays along Upper High Street just to allow these essential commercial vehicles to pass.

Introducing a high-capacity destination into this delicate ecosystem will cause gridlock. If this single, narrow access road becomes blocked for any reason - whether by a delivery vehicle, severe crowd congestion, or a broken-down vehicle - there is absolutely no alternative route available. This creates an unacceptable, life-threatening risk as emergency responder vehicles would be entirely blocked from accessing the site or neighbouring properties during a crisis.

6. Excessive Noise, Disturbance, and Environmental Impact

The applicant's supporting "acoustic assessment" is entirely irrelevant as it fails to reflect the reality of how this site operates. The "Artists Impression" within the Upper Central Planning Statement and the visuals on the Proposed Elevations - which explicitly reference an open-air "design precedent" in Felixstowe - clearly demonstrate that open-air, uncontained events are intended to be scheduled throughout the summer.

The temporary events held by Upper Central over the course of the Summer of 2025 proved that there is little regard for local residents. Adjoining properties suffered from relentless, excessive noise with absolutely no escape until events finally ended around 10:00 PM. Shipping containers offer zero structural acoustic insulation for outdoor performances. Worthing already features a variety of suitable, purpose-built indoor town venues where pub singers and live music can perform behind closed doors without destroying the amenity of neighbours. Permitting permanent open-air entertainment here will cause unacceptable, ongoing harm to the living conditions of nearby residents.

7. Visual Amenity, Design, and Character of the Area

The introduction of industrial, modular shipping containers is completely out of character with the established townscape architecture of Upper High Street. The raw, industrial aesthetic fails to respect the local design context. Replicating an open-air coastal container park format (such as the Felixstowe precedent) is entirely inappropriate for this specific urban street scene and will severely degrade the visual amenity of the area.

8. Lack of Management Plan and Anti-Social Behaviour Risks

The applicant's history during the Summer 2025 events demonstrated a complete failure to respond to residents' complaints regarding noise. The current application lacks a robust, enforceable Management Plan. Without strict, binding restrictions on external amplified sound, operating hours, visitor capacity caps, and boundary controls, the site runs a high risk of causing continuous disturbance and attracting antisocial behaviour.

Conclusion

For the reasons outlined above, the development directly contradicts both local development plans and the National Planning Policy Framework regarding highway safety, parking provision, privacy, and the protection of residential amenity. I politely request that the Council refuses this planning application.

Kind regards