

Dear Sir/Madam,

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

Comments were submitted at 22/03/2026 11:48 PM from Mr Alan Isted.

Application Summary

Address:	Multi Storey Car Park High Street Worthing West Sussex
Proposal:	Application to vary condition 1 (Approved plans) and remove conditions 4, 5, 6 , 10 and 11 (Tree and Steyne Gardens conditions). Amendments include a change to horizontal drilling from open trenches and change to red line boundary to allow for revised pipe route location through Steyne Gardens. cr cr ORIGINAL DESCRIPTION - Extension to buried pipework and associated equipment to connect to the district heat network. The pipework will run underground along High St, through Steyne Gardens and east and west along the promenade to connect the energy centre with Splashpoint and Pavilion Theatre.
Case Officer:	Louise Prew

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Customer Details

Name:	Mr Alan Isted
Email:	
Address:	22 Tavy Road Worthing West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	Re: Planning Application Reference AWDM/0125/26 Application to vary condition 1 and remove conditions 4, 5, 6, 10 and 11 relating to district heat network pipework Dear Sir/Madam, I write to formally object to the above planning application. While the principle of developing district heating infrastructure may be acknowledged as part of wider environmental policy objectives, the specific amendments proposed within this application raise significant planning concerns in relation to highway safety, impact on heritage assets, effects on public spaces, and disruption to the town centre economy. These concerns constitute material planning considerations and warrant careful scrutiny before any approval is granted. 1. Highway Safety, Traffic Congestion and Public Transport Impacts

The proposed works are located within one of the most heavily trafficked and sensitive parts of Worthing's road network, encompassing the High Street, Steyne Gardens and the seafront area adjacent to Worthing Pier.

This area functions as:

- A major vehicular route connecting the town centre to the seafront
- A key pedestrian corridor between the High Street and promenade
- A public transport interchange with numerous bus routes operating between the pier and Steyne Gardens

Infrastructure works involving trenching, drilling, traffic management measures or temporary road restrictions have the potential to create significant disruption to traffic flow, bus services, emergency vehicle access and pedestrian safety.

The documentation provided with the application does not appear to contain sufficient detail regarding construction traffic management, mitigation measures, or the likely duration and scale of disruption to this already constrained section of the highway network.

In the absence of such information, it cannot reasonably be concluded that the proposal would not result in unacceptable impacts on highway safety or the operation of the local transport network.

2. Impact on the Town Centre Economy and Local Businesses

The area affected by the proposed works forms a critical gateway between Worthing's town centre and its seafront, an area that supports a significant concentration of local businesses, hospitality venues and tourism-related activity. Businesses likely to be affected include hotels, restaurants, cafés and leisure facilities along the High Street and promenade, including establishments in the immediate vicinity of Steyne Gardens and the pier.

The proposed works also lie along a key route connecting the town centre to major seafront attractions including Splashpoint Leisure Centre and other recreational facilities.

Extended construction works or traffic restrictions in this location have the potential to:

- Reduce accessibility for visitors and customers
- Disrupt pedestrian movement between the town centre and promenade
- Reduce footfall for local businesses
- Deter tourists and visitors from the area

Given the importance of the seafront and High Street area to the vitality and viability of Worthing's town centre economy, the application should provide a far more robust assessment of these potential impacts.

3. Impact on Heritage Assets and the Historic Environment

The proposed works are located within close proximity to several heritage assets and historically significant elements of Worthing's seafront environment.

In particular, the Dome Cinema, a listed building, lies within the immediate vicinity of the works. In addition, the wider seafront area and Steyne Gardens contribute significantly to the historic character of this part of Worthing.

Under national planning policy and statutory duties relating to heritage protection, local planning authorities are required to give special regard to the desirability of preserving the setting of listed buildings and the character of historic environments.

The application does not appear to contain sufficient heritage impact analysis to demonstrate that the proposed route amendments and construction works would not adversely affect the setting or character of nearby heritage assets.

This omission raises serious concerns regarding compliance with heritage protection requirements.

4. Impact on Public Realm, Trees and Steyne Gardens

Steyne Gardens is an important public space used extensively by both residents and visitors.

The proposal involves works in close proximity to this area, and it is unclear from the documentation provided whether the potential impacts on landscaping, trees, soil structure and the integrity of the public realm have been adequately assessed.

Given the significance of Steyne Gardens as a public amenity space within the town centre and seafront area, any works that could affect its character or environmental quality require careful justification and mitigation.

The application does not appear to provide sufficient evidence that these matters have been adequately addressed.

5. Lack of Evidence that Less Disruptive Alternatives Were Considered

The application seeks to vary approved plans and alter the pipe route and installation methodology.

However, the documentation provided does not clearly demonstrate whether alternative routes or methods were evaluated, nor whether the current proposal represents the least disruptive option for this highly sensitive location.

Given the potential impacts identified above, the absence of a clear alternatives assessment raises significant concerns regarding the overall planning justification for the revised proposal.

Conclusion

In summary, the application raises significant and unresolved concerns in relation to:

- Highway safety and traffic congestion
- Public transport operation
- Economic impacts on local businesses and tourism
- Effects on heritage assets and their setting
- Impacts on public spaces and landscaping
- Lack of clear justification for the revised route

In its current form the proposal does not provide sufficient evidence that these impacts can be adequately mitigated.

For these reasons I respectfully request that the Council refuse the application, or require the submission of substantially revised proposals supported by detailed assessments addressing the issues outlined above.

Yours faithfully,
