

Development Management – Delegated Officer Report

Application Number: AWDM/0490/26 **Recommendation:** – APPROVE

Site: **Land At Southern Corner Of Car Park North Of Station Road
Newland Street Worthing West Sussex**

Proposal: **Installation of electric vehicle chargers within existing carpark, with
substation, cabinets and associated works**

Date of Site Visit: 16/06/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site falls within the existing Morrison's supermarket car park located just to the north of the corner of Station Road and Newland St. Residential properties are found to the south of the site.

Proposal

The proposal is to repurpose nine existing car parks and erect four electric vehicle charging points to provide eight electric vehicle spaces. Cabinets and a substation would also be included to the west of the chargers.

Relevant Planning History:

AWDM/0394/23 - Erection of a 'Car Park Valet' pod.

STATUS: Application Permitted 10th May 2023.

AWDM/0395/23 - Proposed various non-illuminated hoarding panels, vinyl wrap, fascia and double sided banner signs.

STATUS: Application Permitted 10th May 2023.

Consultations

Environmental Health: there are no adverse EH comments for this application.

WSSC Highways: The proposal seeks to remove 9 existing parking bays within the existing supermarket car park, and install 4 electric vehicle charges, to provide eight charging spaces. The overall proposals see the net loss of 1 parking space. The site is accessed via Newland Street, a D classified road subject to 30mph speed restrictions. The proposals would not be anticipated to generate a severe material increase in vehicular movements over that generated already by the existing property use as a supermarket. Although the exact number of existing spaces within the supermarket car park has not been outlined within the submitted plans, the net loss of a single parking space would not be considered to cause a parking capacity concern

within the site. Furthermore, Newland Street, Station Road and other nearby adjoining routes are subject to restrictions prohibiting parking in unsafe locations on the highway network and restricting to permit users only. The spaces are considered adequately sized to accommodate an average sized vehicle each, and space is available fronting each bay for vehicles to safely manoeuvre to and from the spaces. The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Network Rail: Following a review of the application, I can confirm that Network Rail have no comments to make on the proposal

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15, DM16, DM17
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment:

Principle

The proposal includes the provision of eight electric vehicle charging bays with associated equipment. Switching to more sustainable forms of travel is generally supported and in accordance with policies SP2 and DM15. The development is therefore acceptable in principle subject to the assessment of other material considerations as set out below.

Visual amenity

The electric vehicle bays are located within an existing supermarket car park and the chargers and cabinets are acceptable in terms of design and scale.

The loss of the landscaping in this location is a shame but there is other landscaping within the wider car park and some buffer planting is retained to the top of the retaining wall between the units and the houses.

The substation and LV enclosure cabinet are large in scale and have a utilitarian appearance. They will be visible in views from Newland St and further to the south from Newland Road due to their large scale and elevated position. Unfortunately, due to site ownership it is not possible to relocate these to a less visible location within the car park. The plans have been updated to show some retention of landscaping to the rear and side of the substation and LV enclosure to soften the appearance in views from the south and west. There is also vegetation, albeit low level, at the top of the retaining wall.

Residential amenity

The charging units are located sufficiently remote from the residential houses as to not affect them in terms of sense of enclosure or light.

The substation and LV panel enclosure which are the bulkiest elements of the proposal are located to the far west. The substation is located to the north of the Newland St footpath where it wouldn't be overbearing. There may be some impact to the ground floor window of number 34 Station Road from the LV enclosure but the separation distance over Station Road means this wouldn't be an adverse impact and the location to the north wouldn't result in overshadowing.

No objection has been received from the Council's environmental health officer.

Highways

WSCC reviewed the proposals noting the loss of one car parking space but concluded that they do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Conclusion

While it is recognised that the enclosures are bulky and utilitarian in design, the landscaping provides some softening on this boundary, The provision of electric vehicle chargers provides public benefits in terms of promoting more sustainable forms of travel. On balance, it is considered that the proposal is acceptable.

Recommendation:

APPROVE subject to condition(s):-

1. Approved Plans
2. Standard 3 year time limit
3. Landscaping to be provided and maintained for the lifetime of the development.

Informative

1. Approved following revisions

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew Date:17/06/2026

Authorised by: Peter Barnett Date: 22 June 2026