The Planning Department
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing
BN11 1HA

11th November 2026

planning@adur-worthing.gov.uk

Dear Sirs,

WORTHING SOCIETY CONSULTATION RESPONSE

PLANNING APPLICATION AWDM/1329/26 REVISED DESCRIPTION: Erection of a four to seven storey building with 27 self contained residential units (Use Class C3) including undercroft parking and cycle store Reason for reconsultation: Revised plans and documents have been submitted with a modified design|

LOCATION: Car Park Adjacent Sandell House Railway Approach Worthing West Sussex

Thank you for requesting the Society's comments in respect of the revised design in respect of the above-mentioned Planning Application. I have now had the opportunity to discuss the proposal with our Heritage Team and we have the following comments

Whilst we appreciate that in principle the location, being close to a transport hub could potentially support greater height and density, the application concerns a key 'Gateway' site leading into Worthing from Broadwater Bridge. The development will be clearly visible when entering the town from the A24 or by rail giving visitors their initial visual impression of the town,

The site offers a very good opportunity to produce a landmark design in a key site. We consider it is essential to show a high quality of design and materials. The height and configuration of the building needs careful consideration if it is to complement the streetscape including the proximate Listed Buildings. In fact we suggest there should be still more 'separation' from the Grade II Listed Sandell's House so as not to diminish the 'setting' of this heritage asses which is an important feature of this area.

We don't have an issue with the amount of accommodation proposed but consider the design is not sufficiently strong to support the mass and appearance within the location. In our view, the proposal is not conceptually clear and the various volumes do not seem to have a particularly strong justification apart from stepping to avoid looking too bulky. The north and east facing elevations as viewed from Broadwater Bridge also appear particularly bland in design.

We also have two further observations: the ground floor use as parking seems inconsistent with a central location where active frontages should be provided. The site should perhaps be considered in conjunction with the development at Teville Gate as part of the upcoming Masterplan to coordinate the regeneration of this area.

In summary and for the reasons stated the Society objects to this application. The site has significant potential but we consider a further revision of the design concept is required and respectfully suggest that any future proposal is referred to the southern design panel.

Yours faithfully,

Susan Belton,
Worthing Society Chair