

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/08/2026 3:27 PM from Mr Scott Maynard.

Address: Land Between Sword Street And Martlets Way Worthing West Sussex

Proposal: Full planning application for a mixed-use development comprising 123 dwellings and commercial floorspace together with associated parking, landscaping, open space and drainage [Land at Durrington Gasworks]

Case Officer: Giles Holbrook

[Click for further information](#)

Customer Details

Name: Mr Scott Maynard

Email:

Address: 55 Sword Street Goring Worthing West Sussex

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment:

- Highway Access and Parking
- Overdevelopment
- Trees and Landscaping

Comments:

Dear Sir/Madam,

Re: Planning Application AWDM/0628/26 - Land Between Sword Street and Martlets Way, Worthing (Durrington Gasworks site)

I am writing as a resident of Sword Street, Elizabeth Square, to formally object to the above planning application for 123 dwellings and commercial floorspace.

1. Traffic routed directly through Sword Street

Having reviewed the submitted Transport Assessment (Ref: 2505550_C-ACE-XX-XX-RP-C-0102A), I note that the residential element of Phase 2 has no independent vehicular access of its own. Instead, both proposed residential access points connect through the existing Phase 1 site, with Sword Street forming the main access road through to Barrington Road (TA paragraph 2.5). This means that the full volume of residential traffic generated by 123 additional dwellings will be routed directly along Sword Street, a road I live on and which already carries traffic from the 287 homes of Phase 1.

The TA's own trip generation figures (Table 4.5) forecast 78 two-way vehicle movements in the AM peak hour and 72 in the PM peak hour from the residential element alone. I do not consider this level of additional traffic on an existing residential street, that was not designed or assessed to carry the combined volume of two full phases of development, to have been adequately addressed.

2. Assessment scope is inadequate

The TA states (paragraph 5.1) that only one off-site junction, Barrington Road/Shafesbury Avenue, was assessed, as agreed with WSCC at pre-application stage. No capacity, safety, or amenity assessment has been undertaken of Sword Street itself, despite it being the road that will carry all residential development traffic from Phase 2 in addition to existing Phase 1 traffic. I do not consider it adequate to assess only the far end junction while the internal estate road bearing the full brunt of the additional trips has received no equivalent scrutiny.

3. Reconfiguration of existing estate roads

The TA further proposes (paragraph 3.7) amending the priority of the existing road layout at the northern access point, and creating a new southern access point as a continuation of the Phase 1 secondary road (paragraph 3.8), which is shown as only 3.7m wide, insufficient for two vehicles to pass. These changes will alter the traffic conditions and priority arrangements on roads that existing residents, including myself, already rely on daily, without any consultation with current residents evident in the submitted documents.

4. Non-delivery of Phase 1 obligations

I would also ask the Council to take into account the applicant's track record of non-delivery on the adjacent Elizabeth Square (Phase 1) site. A number of landscaping and open space obligations attached to that permission remain outstanding or incomplete, including multiple dead trees and hedging and a lack of care for planted areas. Given this history, I would ask that:

- Any permission granted for this application include robust, clearly-worded landscaping and open space conditions with defined delivery timescales, rather than broad or open-ended wording.
- The Council consider requiring a landscaping/open space bond or similar financial guarantee to ensure delivery, given the applicant's demonstrated difficulty meeting equivalent obligations on the neighbouring site.
- Outstanding obligations from the original Elizabeth Square permission are pursued through enforcement action separately from, and not deferred pending, this new application.

Requested actions

I would ask the Council to:

- Require a full capacity, safety, and amenity assessment of Sword Street itself, not solely the Barrington Road/Shafesbury Avenue junction, before any decision is made.
- Ensure West Sussex County Council Highways specifically reviews and responds on the impact to Sword Street and the proposed reconfiguration of existing Phase 1 access roads.
- Attach robust, enforceable conditions regarding landscaping and open space delivery, informed by the applicant's track record on the adjacent site.

Yours faithfully,

Scott Maynard

Sword Street, Elizabeth Square, Worthing
