WORTHING BOROUGH COUNCIL

Mr Andrew Lock
Westbrooke Developments
17a Buckingham Road
Worthing
West Sussex
BN11 1TH

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1442/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (SUSTAINABILITY PLAN), 5 (ENERGY SOLUTION), 13 (SITE LEVELS) AND 23 (PHASING PLAN) OF APPLICATION AWDM/1618/23.

Location of Development
UNION PLACE CAR PARK UNION PLACE WORTHING WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

GPeck

Gary Peck
Head of Planning & Development
02/03/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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SCHEDULE

Approved Date - 02/03/2026

4 Prior to the commencement of development a Sustainability Plan shall be submitted to and approved in writing with the Local Planning Authority, incorporating the measures outlined in the submitted Energy Statement Report.

Reason: *To ensure sustainable development in accordance with the adopted Worthing Local Plan 2023.*

Approved Date - 02/03/2026

5 Prior to the commencement of development precise details of an energy solution for the development shall be submitted to and approved in writing with the Local Planning Authority. The submitted energy solution should be designed to connect to the District Heat Network planned for the town centre provided that a viable solution is available to deliver the energy requirements for the development following the completion of the development.

Reason: *To accord with Policy DM 17 of the adopted Worthing Local Plan 2023.*

Approved Date - 02/03/2026

13 Prior to the commencement of development precise details of the existing and proposed levels relative to a nearby datum point shall be submitted to and approved in writing with the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved levels plan.

Reason: *In the interest of visual amenity.*

Approved Date - 02/03/2026

23 Prior to the commencement of development a phasing plan shall be submitted indicating the proposed phasing of the development and the parking and servicing arrangements for each phase of the development, including the delivery of the public car parking to be provided on site. All parking for the development (including public car parking shall be retained for its intended use at all times unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To ensure that each phase of development has appropriate parking and servicing arrangements in the interests of highway safety and that replacement public car parking is provided in accordance with the 2023 adopted Local Plan allocation for this site.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
Email re energy emissions/savings		20.02.2026
ENERGY STATEMENT		13.11.2025
PHASING STRATEGY PLAN		13.11.2025
SUSTAINABILITY PLAN		13.11.2025
PART L REPORT - RESIDENTIAL	V1.3	13.11.2025
PART O COMPLIANCE REPORT	V1	13.11.2025
EXTERNAL LEVELS SHEET 1 OF 2	DP-C-1110 C01	13.11.2025
EXTERNAL LEVELS SHEET 2 OF 2	DP-C-1111 C01	13.11.2025
TOPOGRAPHICAL SURVEY	34707_01_T REV 0	13.11.2025

Reason: *For the avoidance of doubt and in the interests of proper planning.*