



Applications & Appeals Services
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Head of Planning
Adur & Worthing Councils
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

NJA Ref: 25/314

1 May 2026

FULL PLANNING APPLICATION

Dear Sir / Madam,

Applicant: Upper Central Ltd
Proposal: The erection of a mixed-use community hub comprising modular shipping containers, together with ancillary works
Site: 24 Upper Street, Worthing, BN11 1DL

On behalf of the Applicant, please find enclosed a completed application pack for the above proposal. The application comprises the following documents together with the planning application fee which will be paid separately:

- Completed Application Form
- Certificate D – planning notice publication Worthing Herald
- CIL Form 1
- Design & Access and Planning Statement – NJA Town Planning Ltd (April 2026)
- Business Plan – Upper Central Ltd (April 2026)
- Drainage Statement – CGS Civils (April 2026)
- Transport Statement – GTA Civils and Transport (April 2026)
- Existing Location and Block Plans (LB01) - Scale 1:2500 and 1:500 at A1
- Proposed Location and Block Plans (LB02) - Scale 1:2500 and 1:500 at A1
- Proposed Site Plan (PSP01) - Scale 1:100 at A1
- Proposed Ground Floor Plan (PL00) - Scale 1:100 at A1
- Proposed First Floor Plan and Roof Plan (PL01) – Scale 1:100 at A1
- Proposed Elevations (PL02) – Scale 1:100 at A1

- Proposed Model Views (PL03) – Not to Scale

I trust the enclosed documents are in order. I look forward to receiving confirmation that the planning application has been validated. In the meantime, please do not hesitate to contact me should you require any further information.

Yours faithfully,



Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Ltd