



WORTHING BOROUGH COUNCIL

Miss Megan Owen
Hemiko
Castletown Office
Rockcliffe
Carlisle
Cumbria
CA6 4BN

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0125/26

Details of Development

APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) AND CONDITION 3 (TREE PROTECTION WORKS) AND REMOVE CONDITIONS 4, 5, 6, 10 AND 11 (TREE AND STEYNE GARDENS CONDITIONS) OF APPLICATION AWDM/0968/25. AMENDMENTS INCLUDE A CHANGE TO HORIZONTAL DRILLING FROM OPEN TRENCHES, AND A CHANGE TO THE DEVELOPMENT BOUNDARY TO ALLOW FOR A REVISED PIPE ROUTE LOCATION THROUGH STEYNE GARDENS AND TO INCLUDE PITS TO ALLOW FOR THE HORIZONTAL DRILLING. CONDITIONS 4, 5, 6 AND 10 ARE TO BE REMOVED AS THE CHANGE TO DIRECTIONAL DRILLING WILL NOT INCLUDE THE REMOVAL OF ANY TREES AND THE MEMORIAL GARDENS WILL NOT BE AFFECTED BY THE HORIZONTAL DRILLING.

ORIGINAL DESCRIPTION - EXTENSION TO BURIED PIPEWORK AND ASSOCIATED EQUIPMENT TO CONNECT TO THE DISTRICT HEAT NETWORK. THE PIPEWORK WILL RUN UNDERGROUND ALONG HIGH ST, THROUGH STEYNE GARDENS AND EAST AND WEST ALONG THE PROMENADE TO CONNECT THE ENERGY CENTRE WITH SPLASHPOINT AND PAVILION THEATRE.

Location of Development

MULTI STOREY CAR PARK HIGH STREET WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 6th February 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

A handwritten signature in black ink, appearing to read 'G Peck'. The signature is written in a cursive, slightly stylized font.

Gary Peck
Head of Planning & Development
03/06/2026

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
WORTHING DENSIFICATION PHASE 1	REV 3	06.02.2026
DENSIFICATION PHASE 1 ROUTE STATEMENT	XX-TN-H-0001 REV 05	06.02.2026
BURIED NETWORK INSTALLATION - DENSIFICATION PHASE 1	2389-HEM-ZZ- HF-W-0001	06.02.2026
ARBORICULTURE CULTURE STATEMENT	2026s0324	10.03.2026

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

02. The development hereby permitted shall be begun before the expiration of 3 years from 16/12/2025

Reason: *To comply with Section 73 of the Town and Country Planning Act 1990.*

03. Tree protection area works:

The works within Steyne Gardens shall be carried out in strict accordance with the recommendations within "Technical note ref 2026s0324" particularly where works are required within the root protection zone of trees. This shall include the installation of protective barriers in accordance with BS5837 Figure 2 before any works commence. All works within the root protection area of any tree shall be carried out under supervision by a suitably qualified arboriculturalist. The Technical note shall be adhered to for the duration of the works.

Reason: *To ensure adequate safeguards are in place to protect the trees having regard to the National Planning Policy Framework and policy DM19 of the Worthing Local Plan 2023].*

04. Condition removed
05. Condition removed
06. Condition removed

07. Construction management plan:

The construction management plan approved under application AWDM/0246/26 shall be implemented and adhered to throughout the entire construction period.

Reason: *In the interests of Highway Safety and amenity in accordance with policy DM5 and DM15 of the Worthing Local Plan (2023).*

08. Steyne Gardens works:

Any benches or other park structures that need to be removed to facilitate works shall be carefully removed and securely stored while works are being undertaken. Once works are complete the benches shall be reinstated in their original position and condition within one month of the works completion.

Reason: *In the interests of preserving the conservation area in accordance with policy DM24 of the Worthing Local Plan (2023).*

09. Archaeological watching brief:

- (1) Removed - Approved under application AWDM/0246/26
- (2) No development shall take place other than in accordance with the written scheme of investigation approved under application AWDM/0246/26
- (3) The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

Reason: *The site is of archaeological significance and it is important that it is recorded having regard to the National Planning Policy Framework and policy DM24 of the Worthing Local Plan.*

10. Condition removed

11. Condition removed

12. High Street Car Park access:

The High Street car park shall remain open and accessible for parking at all times during the construction period.

Reason: *To ensure adequate town centre parking is retained.*

13. No works during set periods:

No work shall take place during the following periods:

- 22 July to 30 August 2026,
- 24 October to 5 November 2026,
- 26 November 2026 to 3 January 2027

Unless otherwise agreed in writing with the LPA, Chair, Vice Chair and Ward councillors with a two week notice period (with the exception of essential works which shall be notified as they arise).

Reason: *To ensure businesses can continue to operate during construction works.*

14. Seafront premises access

Access must be maintained to all beachfront and promenade premises at all times during construction works

Reason: *To ensure businesses can continue to operate during construction works.*

15. WWII bunker

If during works through Steyne Gardens evidence of the WWII bunker is discovered, the Local Planning Authority shall be notified and works halted to allow for inspection by the Local Planning Authority and for a course of action to be agreed in writing prior to works recommencing.

Reason: *The site is of historic significance which should be recorded in accordance with policy DM24 of the Worthing Local Plan 2023.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. **Temporary Works Required During Construction**
The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

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(ENGLAND) ORDER 2015**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).