

Our Ref: 25.178
Date: 16 July 2026

Worthing Borough Council
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Dear Sir or Madam,

Town and Country Planning Act 1990 (As Amended).
Non-Material Amendment Application to vary Condition 1 (Approved Plans) of Full Planning Consent AWDM/0769/25
Worthing Hospital, Lyndhurst Road, Worthing, West Sussex, BN11 2DH
Planning Portal ref.

Asbri Planning is appointed as planning agent to University Hospitals Sussex NHS Foundation Trust in respect of the above non-material amendment (NMA) to vary condition 1 (approved plans) of full planning consent AWDM/0769/25 relating to the installation of thermal stores and transformer, refurbishment of façade and associated works at Worthing Hospital.

This planning application has been submitted via Planning Portal. The following drawings are submitted, prepared by Vital Energi:

Drawing name	Drawing reference
Site Location Plan	DR-A-5001 Rev P1
Proposed Site Plan	50857-VE-SW-00-DR-A-5003 Rev P6
Existing and Proposed Elevations 01	50857-VE-SW-XX-E-A-5001 Rev P8
Existing and Proposed Elevations 02	50857-VE-SW-XX-E-A-5002 Rev P6
Thermal Store GA Plans and Elevations 01	50857-VE-SW-XX-E-A-5601 Rev P6
Existing and Proposed Elevations 02	50857-VE-SW-XX-E-A-5602 Rev P3
Transformer GA Plans and Elevations	50857-VE-SW-XX-E-A-6001 Rev P4

The following supporting documents are submitted:

Document name (reference where appropriate)	Prepared by
Planning Application Form	Asbri Planning
Covering Letter	Asbri Planning

In addition, the application fee of £400.00 will be paid by the applicant via Planning Portal.

Background

Full planning consent AWDM/0769/25 was approved on the 24th October 2025. This application sought to allow the installation of thermal stores and transformer, refurbishment of façade and associated works, at Worthing Hospital.

Condition 1 of full planning consent AWDM/0769/25 states:

"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
SUPPORTING LETTER	25.178	19.06.2025
FRA		19.06.2025
CMS	RP-Z-SE01 P1	19.06.2025
SITE LOCATION PLAN	DR-A-5001 P1	19.06.2025
EXISTING SITE PLAN	DR-A-5002 P1	19.06.2025
PROPOSED SITE PLAN	DR-A-5003 P3	19.06.2025
EXISTING & PROPOSED ELEVATIONS 01	E-A-5001 P4	19.06.2025
EXISTING & PROPOSED ELEVATIONS 02	E-A-5002 P3	19.06.2025
THERMAL STORE GA PLANS & ELEVATIONS 01	E-A-5601 P2	19.06.2025
THERMAL STORE GA PLANS & ELEVATIONS 02	E-A-5602 P2	19.06.2025
TRANSFORMER GA PLANS & ELEVATIONS	E-A-6001 P2	19.06.2025

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

Application AWDM/0769/25 has been subject to a previous NMA (approved under application ref. AWDM/1464/25), which permitted the relocation of the thermal store. As a result of this, the following plans have been substituted:

Original Plans approved under AWDM/0769/25	Plans approved under NMA AWDM/1464/25
DR-A-5003 P3	DR-A-5003 P5
E-A-5001 P4	E-A-5001 P7
E-A-5002 P3	E-A-5002 P5
E-A-5601 P2	E-A-5601 P5
E-A-5602 P2	E-A-5602 P5
E-A-6001 P2	E-A-6001 P3

Proposal

It is proposed to further amend condition 1 by substituting the below plans, to retrospectively allow changes to the carpenter's store and transformer and the installation of 2.4m high paladin security fencing around the perimeter of the thermal stores.

This amendment is primarily required due to unforeseen circumstances, as during the construction works of the original design, the applicant came across undetected services (main gas and water supply to the hospital). These services cannot be easily relocated, and as such, it was necessary to redesign the position of the substation and extend the existing store building to accommodate this redesign. In order to align with programme, the proposed changes are being retrospectively applied for at this stage.

In light of this proposed amendment (shown in **bold**), and including the above amendments approved by NMA application AWDM/1464/25, condition 1 would now read:

"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
SUPPORTING LETTER	25.178	19.06.2025
FRA	-	19.06.2025

CMS	RP-Z-SE01 P1	19.06.2025
SITE LOCATION PLAN	DR-A-5001 P1	19.06.2025
EXISTING SITE PLAN	DR-A-5002 P1	19.06.2025
PROPOSED SITE PLAN	DR-A-5003 P5	18.11.2025
PROPOSED SITE PLAN	DR-A-5003 P6	16.07.2026
EXISTING & PROPOSED ELEVATIONS 01	E-A-5001 P7	18.11.2025
EXISTING & PROPOSED ELEVATIONS 01	E-A-5001 P8	16.07.2026
EXISTING & PROPOSED ELEVATIONS 02	E-A-5002 P5	18.11.2025
EXISTING & PROPOSED ELEVATIONS 02	E-A-5002 P6	16.07.2026
THERMAL STORE GA PLANS & ELEVATIONS 01	E-A-5601 P5	18.11.2025
THERMAL STORE GA PLANS & ELEVATIONS 01	E-A-5601 P6	16.07.2026
THERMAL STORE GA PLANS & ELEVATIONS 02	E-A-5602 P5	18.11.2025
EXISTING & PROPOSED ELEVATIONS 02	E-A-5602 P3	16.07.2026
TRANSFORMER GA PLANS & ELEVATIONS	E-A-6001 P3	18.11.2025
TRANSFORMER GA PLANS & ELEVATIONS	E-A-6001 P4	16.07.2026

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

Planning History

A review of Adur & Worthing Council’s planning search identifies the following relevant planning history at the site:

Application Ref.	Description	Decision
98/05328/FULL	Extension to form office and control room in courtyard east wing.	Permit 09.03.1998
02/01142/FULL	Extension to plant room.	Permit 06.12.2002
09/1047/FULL	Provision of new plant equipment for hospital endoscopy project and extension to existing plant room/electricity substation building.	Permit 17.02.2010
AWDM/1196/23	Full planning permission for the buried pipework and other ancillary equipment such as valves associated with that pipework. The pipework will run underground across the town centre of worthing and provide heat energy to multiple buildings across the town. Please note, the infrastructure subject to this planning application is entirely underground so has no visual impact once the installation is complete.	Permit 28.03.2024
AWDM/0769/25	Installation of thermal stores and transformer, refurbishment of façade and associated works	Permit 24.10.2025
AWDM/1464/25	Non-Material Amendment to Approved Application	Permit 22.12.2025

Planning Policy Context

National

The National Planning Policy Framework (NPPF) (updated December 2024) sets out the Government's planning policies for England and how these should be applied. On changes to approved schemes, paragraph 140 of the NPPF states "Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)".

Local

Worthing Local Plan 2020-2036 was adopted on the 28th of March 2023 and forms part of the prevailing development plan for Worthing. The Local Plan identifies that the site is not allocated for a specific use, but it is located within the built-up area boundary under policy SS1 (Spatial Strategy).

Policy SP1 sets out a presumption in favour of sustainable development, reflective of the positive presumption contained within the NPPF. The policy encourages a positive approach to development which improves the economic, social and environmental conditions in the area.

Paragraphs b) of policy SP2 (climate change) details that "the Council will support and promote the creation of low carbon heating/ cooling networks and the delivery of renewable energy schemes."

Policy DM8 (planning for sustainable communities/community facilities) specifies that "the Council will support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on the occupiers of adjacent properties".

Policy DM9 (delivering infrastructure) pertinently states "development will be required to take into account existing infrastructure and to provide or contribute to the provision (and where appropriate, maintenance) of facilities, infrastructure and services made necessary by development, or where it gives rise to a need for additional or improved infrastructure."

Policy DM17 (energy) details that "the development of renewable, low carbon, or decentralised energy schemes will be supported and community initiatives encouraged where proposals: i) are located appropriately and do not cause an unacceptable impact on surrounding uses or the local environment, landscape character or visual appearance of the area (including the South Downs National Park), taking into account the cumulative impact of other energy generation schemes; and ii) mitigate any potential noise, odour, traffic or other impacts of the development so as not to cause an unacceptable impact on the environment or local amenity."

Acceptability of Proposed Amendment (NMA)

As detailed above, this non-material amendment application seeks to amend the approved plans as detailed above, to retrospectively allow changes to the carpenter's store and transformer and the installation of fencing around the perimeter of the thermal stores.

The scale of the proposed changes is not considered to be great enough to cause an impact different to that caused by the original approved development scheme, as they simply relate to a redesign to the carpenter's store and transformer, and the installation of fencing around the perimeter of the thermal stores. The proposed changes would not have any significant impact on any of the existing elements on site, nor would it conflict with any aspects approved by application AWDM/0769/25. Indeed, it is considered to result in a betterment in terms

of highways safety due to less obstruction of views from the highway. The proposed fences shall enhance the security of the site by protecting the thermal stores.

During the course of application AWD/0769/25, the Local Authority raised concern with the transformer being adjacent to the public footway and reducing pedestrian visibility for vehicles utilising the access. The amended transformer location has pulled the structure away from the public footway thereby increasing visibility for pedestrians and vehicles across the site access.



Figure 1: Amended Carpenter's Store and Transformer

As illustrated above, the proposed change would not result in a detrimental visual impact as the store extension has been rebuilt in the same Brick type (English Bond Brick), to consistently match with the existing brick. The new design causes a slight difference in the overall site elevations, but does not result in any significant detrimental visual impact. Whilst the proposed changes will result in an extension of 4.5m², the overall area of works is reduced by 18.6m². In addition, the proposed fencing is required for security/function purposes. It is typical in terms of appearance and is not considered cause any significant visual impact.

The proposed changes shall not introduce any significant impact in terms of local amenity, as the fencing and carpenter's store extension remain to be contained within the courtyard; they shall remain to be screened by the existing building to the east and hedgerow to the west. No third party or body shall be disadvantaged in planning terms as a result of the amendment, and any impact caused by the minor change is considered to be negligible. The changes to the carpenter's store are considered to improve highway safety.

It is considered that the proposed amendments do not conflict with national or development plan policies. From a national policy perspective, it is considered that the proposed amendments are compliant with paragraph 140 of the NPPF which states: "Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)".

Furthermore, the proposed amendment remains in accordance with local policies SP1, SP2, DM8, DM9 and DM17, as it continues to support the development of sustainable energy infrastructure within a suitable location.

Finally, the proposed amendment would continue to support the NHS's pledge to work towards delivering the world's first Net Zero Carbon health service, to respond to climate change and improve health now and for future

generations. On a local scale, the proposals shall continue to contribute towards University Hospitals Sussex NHS Foundation Trust's commitment in supporting the NHS aims, as detailed within the green plan: Patient First, Planet First – Our Green Plan (January 2022).

Conclusion

Under Section 96a of the Town and Country Planning Act 1990, this non-material amendment application proposed to vary the aforementioned plans approved under condition 1 of full planning consent AWD/0769/25. The proposed amendment is sought to retrospectively allow changes to the carpenter's store and transformer and the installation of 2.4m high paladin security fencing around the perimeter of the thermal stores.

As detailed above, it is considered to be of a scale which would not introduce unacceptable material changes that would not support this development, nor would they obstruct the established principle of the development from coming forward. The scheme would remain in line with the aspirations of both local and national planning policy, and would not result in a detrimental visual impact. The proposed amendment would not disadvantage any third party or body.

I trust that the above is helpful in your consideration of the application. In the meantime, please contact us directly should you require any additional information regarding the proposals.

Yours sincerely,

Nancy Heffaran

Planner