Development Control – Delegated Officer Report

Application Number: AWDM/1663/24 **Recommendation: APPROVE**

Site: **The Montague Centre Liverpool Road Worthing West Sussex**

Proposal: **Approval of Details Reserved by Conditions 15 (Heating Strategy) and 25 (Construction Environment Management Plan) of previously approved application AWDM/1624/22.**

The application seeks to discharge the above conditions. It provides an amended Construction Environment Management Plan (CMP) and Energy and Sustainability Strategy Report.

Submitted Documents:

Energy & Sustainability Strategy Report - REV2
Revised Energy Strategy Supporting Statement - 1983/July 2024
Demolition Construction & Environmental Management Plan - REV3
Montague Quarter – CMP Addendum - REV A (Contains bin plan UG. 11)
Site Logistics & Site Set UP Plan 210 - REV C

Conditions

Condition 15. Heating Strategy

With the exception of any dismantling works, no development shall take place until a strategy to facilitate connection of the development to a future district heating network, have been submitted to and approved in writing by the Local Planning Authority. This shall:

i) identify potential routes for connecting pipework;
ii) Identify an internal distribution system;
iii) identify plant room space for the future installation of heat interface;
iii) Include a strategy to facilitate the connection of the network to the development and adaptation / transition to the supply of heat from the network;
iv) a timetable for connection to the district heating network and operation of this heating system at the site.

The development shall be carried out in accordance with the details approved under this condition.
Reason: *To provide for connection to a potential future district heating network in the interests of CO2 reduction through energy efficiency in accordance with policies DM16 & DM17 of the Worthing Local Plan 2020 - 2036.*

Condition 25 - Construction Management Plan

No development shall take place, including any works of dismantling, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

i) the anticipated number, frequency and types of vehicles used during construction;
ii) the method of access and routing of vehicles during construction;
iii) the parking of vehicles by site operatives and visitors;
iv) the loading and unloading of plant, materials and waste;
v) the storage of plant and materials used in construction of the development;
vi) the erection and maintenance of security hoarding;
vii) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
viii) details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

Relevant Planning History:

AWDM/1624/22: Full planning permission for a maximum of three additional floors above the Montague Quarter Shopping centre to provide 42 No. residential units. Approved 6/10/2023

AWDM/1718/23: Application for a non-material amendment to previously approved AWDM/1624/22. Change of development description to: Full planning permission for a maximum of three additional floors above the Montague quarter shopping centre to provide self-contained residential units on the upper floors. Approved 19/02/2024

Consultations:

County Highway Officer: No Objection

The updated CMP includes details of where operatives will park and as this is a live working document can be updated throughout the lifetime of the project. WSCC are satisfied with the CMP and can discharge condition 25.

Parking Services Officer. Advice

The location has a number of on-street parking which is pay and display Monday to Saturday 9am to 6pm where contractors will be able to purchase pay and display from the machine, however there is a maximum stay in these bays. There is also Montague Centre car park (Liverpool Terrace) which is chargeable seven days a week and 24 hours a day, this may be more suitable for staff to park and pay and display as they

will be able to purchase all day tickets in the car park, unlike on the highway which is restricted.

Should the contractors require on street parking bays to be suspended for longer than three months, they will be required to submit an application to West Sussex County Council and pay for a TTRO - Temporary Traffic Regulation Order. Details can be found at the following link:
https://www.westsussex.gov.uk/roads-and-travel/traffic-regulation-orders/about-tros/apply-for-a-temporary-tro/

Should utility companies require short term bay suspensions (on street) they should apply via the following link and pay for the suspension:
https://secure.mipermit.com/adurworthing/Application/AuthorityLander.aspx#0

Environmental Health Officer. No Objection

Updated 27/01/2025 - No objection to temporary bin store.

Sustainability Officer. Recommended details and specifications of an internal heat distribution system. (See Assessment, below)

Sustainability Management Officer. Satisfied with temporary waste storage enclosure, subject to provision of a key for access.

Representations:
N/A

Assessment

Condition 15. Heating Strategy

As approved in 2023, the development envisaged connection-readiness to the Worthing District Heating Network, with an interim arrangement of an internal wet system using heat energy from by air source heat pumps (ASHPs).

The amended strategy, with separate supporting energy statement, explains that the following considerations have led to a different position:

- Installation of sufficient ASHPs (4.3tonnes), in combination with the added wight of the additional floors, would exceed the loading capacity of the existing building,
- The district heating network is unlikely to reach a connection point within the development programme of the Montague Centre; there is no current approved plan for extension of the route beyond those which are scheduled to be in place by autumn 2025,
- Internal plant space for a network connection is not available, due to the need for a fire- sprinkler system and reservoir.

Whether alternative plant space could be found, such as redeployment of part of retail premises, is unclear but further losses in addition to the unit already deployed to

provide the residents ground floor entrance, would be a point of concern in the primary retail area. Solving this issue would still leave the question of securing a suitable interim heat source for a communal system, which could deliver both the required heating and CO2 savings. Gas heating is no longer considered appropriate. ASHP locations are restricted due to the nature of the existing development, which leaves no ground floor opportunity and therefore incurs additional weight to the extended building, although it is frustrating that this factor was not recognised at the time of the original planning application in 2022/3.

With no current plan for the extension of the heat network into an area where connection could be made to the site, there appears to be no deliverable solution, either in terms of direct connection during the period of the Montague Centre development, or by means of an interim communal system.

In this case, the limitations of the site, and the nature of the development, using an existing structure and the timing of the heat network programme, are such that the revised heat strategy proposal of an individual electric heating system, is reasonable. This does not preclude further discussion between the heat network provider and the applicant, if changes in timings arise.

Condition 25 - Construction Management Plan (CMP)

The revised document describes working hours, which comprise weekdays from 8am-5pm, in accordance with condition 26 of the planning permission. An error on the second page (but not at page 5, which is correct) refers to 8am start time on Saturday, rather than 8.30; the planning condition 26 is of greater weight and an informative can be included to remind the applicant that this must be adhered to.

Limitation on noise among personnel and reference to management in the event of neighbour complaints is also referred to. Damping down of dust and avoiding nuisance from lighting area also included

Public Engagement to residential and commercial neighbours is to be undertaken by direct introduction and regular updates. The applicant is also in contact with the officer team which manages the town centre. The scaffolding zone is kept close to the perimeter of the building, minimising the use of public space.

A compound area which was shown in the well used public (highway) path between Liverpool Gardens and Liverpool Road, has now been deleted by Revision C of the Site Logistics & Set Up Plan.

Loading and storage is in the existing delivery area at the top of the access ramp, and the CMP describes management of delivery traffic, with minimum need for reversing. There is no parking for construction staff, who will therefore need to rely on the pay-for parking off-site; use of public transport is to be considered. The Highway Authority is satisfied. The Council's Parking Manager has recommended informatives to advise the applicant in the event that any roadside bays are needed, for which separate highway approval would be required.

A temporary arrangement for commercial bin storage beneath the Alexander terrace arcade is included. It is debatable as to whether a separate planning approval would

be needed, however as a short term measure, which has been considered by Environmental Health and Waste Management officers, it is considered acceptable here, to enable the development process and commercial businesses to coexist for this limited period. The arcade is part of the listed Desert Quartet sculpture gallery, and an informative can serve to remind the applicant that all bins should be removed and the area re-instated immediately following this short period.

Recommendation: Approve

Is recommendation contrary to letter(s) of representation? N

Case Officer: Stephen Cantwell Date: 27/03/2025

Authorised by: Gary Peck Date: 27 March 2025