

9 July 2026

Attn. Gary Peck
Worthing Borough Council
Worthing Town Hall
Chapel Road
Worthing, West Sussex, BN11 1HA

JC/Let/P2307

Dear Mr Peck,

Application for a Non-Material Amendment following Planning Permission AWDM/1194/24 to increase the overall height of the approved building as a result of necessary structural design requirements and non-material amendment to the car parking plans following reposition of sub-station at The Montague Centre Liverpool Road Worthing West Sussex.

This Planning Letter has been submitted on behalf of **Cayuga 013 LLP** in support of the above Non-Material Amendment (NMA) application at The Montague Centre.

This application follows planning permission ref. AWDM/1194/24, approved on 19 March 2026 for the following:

“Application to vary Condition 1 (Approved Plans), Condition 23 (Obscure Glazing & Balcony Screen) and Condition 28 (Number of Units) of application AWDM/1624/22 (as amended by NMA application AWDM/1718/23): amendment allowing for an additional three flats within the 2nd floor and an increase in total units to 45, alteration to ground floor access.”

This NMA has been submitted following informal discussions with Mr Gary Peck on 25 March 2026 in which it was discussed that an NMA would be an appropriate route to regulate the matter of increasing the overall height of the approved building as a result of necessary structural design requirements.

For the avoidance of doubt, there are two increased height levels proposed across the roof line. As illustrated in Accel's note and drawings, the development is split into Zones – A, B & C. Zone B increases by 505mm and Zone C by 445mm. These revised heights are absolutely necessary in order to accommodate the structural design requirements.

This NMA also seeks consent to revise the car parking plans following discussions with Louise Prew dated 11 March 2026 and in relation to application reference AWD/0707/25.

Proposed Amendment

We seek approval for a minor amendment to increase the overall height of the approved building.

This increase is required solely as a result of necessary structural design requirements. As confirmed in the accompanying Statement prepared by Accel, the new build loads must be transferred via a steel grillage down through to the existing RC structure and piled foundations. The grillage is 865mm high to spread the loads however the Applicant has managed to mitigate most of the increased height through internal ceiling level reduction and construction efficiencies, but are unable to do so completely.

For the avoidance of doubt, the proposed elevations are identical to the approved scheme with the sole exception of the amended roofline. This roofline has been raised (by 445mm in Zone C and 505mm in Zone B) and the mansard profile has been subtly adjusted to successfully house the higher rooftop plant and lift overruns.

The amendment will not alter the approved number of units, the internal layout, the footprint of the building, or the overall design approach.

In terms of the car parking amends, this NMA seeks consent to revise the car parking plans following discussions with Louise Prew dated 11 March 2026 and in relation to application reference AWD/0707/25.

The consented application's approved plans showed 3no disabled spaces and 1no car club space at the bottom of the ramped access. Refer to Figure below.

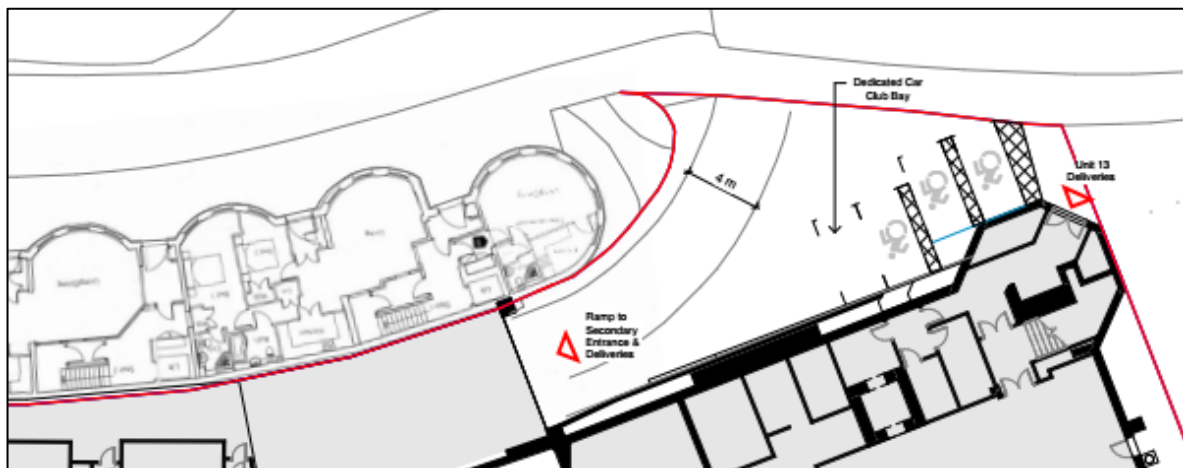


Figure 1 - Permitted Parking Layout

As discussed with Louise Prew under application reference AWD/0707/25 in which the substation is being moved, the 4no car parking spaces have been re-located at the top of the ramp as shown on Accel's drawings SUB-26 revB and SUB-21 revA.

We understand from Accel that, following discussion under application reference AWDM/0707/2, WSCC Highways have confirmed that they are happy with the revised car parking plans on 11 March 2026. This NMA therefore seeks to regulate this matter. We further understand that following determination of this NMA, application reference AWDM/0707/25 can also be determined.

Assessment

The proposed increase is minor in scale and will not materially alter the appearance or character of the development. From ground level, the change in height will not be noticeable but is essential to provide the necessary support for the structural design. The proposals will not result in additional overlooking, overshadowing, or impact on neighbouring amenity.

The amended car parking spaces as a result of the substation relocation are considered to be minor and have already been found to be acceptable by WSCC Highways on 11 March 2026 under application reference AWDM/0707/25.

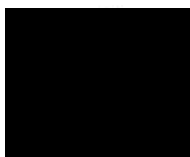
We therefore consider the amendment to be non-material in nature and appropriate for determination under Section 96A of the Town and Country Planning Act 1990 (as amended).

Please find enclosed the relevant updated drawings illustrating the proposed height adjustment and the revised car parking locations.

We trust this submission is sufficient for validation and determination. Should you require any further information, please do not hesitate to contact us.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director