

Stephen Cantwell
Adur and Worthing Councils
Portland House,
44 Richmond Road,
Worthing,
BN11 1HS

10 November 2025

Dear Stephen

Discharge of Condition: Application for the Partial Discharge of Condition 21 Pursuant to Application Reference AWDM/0083/24 at Land at Former Gas Works Site, Park Road, Worthing, West Sussex.

Planning Portal Reference: PP-14484827

This application has been submitted online via the Planning Portal under reference PP-14484827 and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to partially discharge Condition 21 (Energy and Water Efficiency) pursuant to Application Reference AWDM/0083/24 at Land at Former Gas Works Site, Park Road, Worthing, West Sussex as highlighted below.

Condition 21 (Energy and Water Efficiency)

Condition 21 wording is as follows:

“Energy & Water Efficiency

- i) The development hereby approved shall (unless alternatives are agreed in writing by the Local Planning Authority), incorporate sustainable energy and heat management measures, in accordance with the details in the submitted Energy Assessment (Revision V1.4 - dated 17th January 2024). If a feasible and viable connection to the District Heating Network cannot be demonstrated, prior to the commencement of development (excluding demolition, remediation works and groundworks) the Applicant must submit an alternative energy strategy to be approved by the Local Planning Authority in writing.*
- ii) Written confirmation, including independent professional verification, shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of the development, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that measures have achieved the CO2 reduction targets set out in the Energy Assessment at i) above, or any approved alternative energy strategy, (which shall be not less than 20% CO2 reduction compared Building Regulations Part L 2013) and that at least 10% of predicted total energy requirements would be met by renewable and low carbon energy sources and confirming the installation of water good and fixtures to achieve a target of <105L/Person usage/day.*

Unless otherwise approved in writing by the Local Planning Authority the verification document shall include proposed and timetabled remedial measures if these targets have not been met and, the remedial measures thereby approved shall be implemented in accordance with that timetable.”

The submitted Energy Statement dated November 2025 prepared by Hodkinson Consultancy is considered to provide the information required to discharge limb i) of Condition 21 pursuant to AWDM/0083/24.

The fee of £383.00 (inc. VAT) has been paid to the Planning Portal at the time of submission of this application. I look forward to receiving confirmation that our condition discharge application has been validated and trust that the above application submission is self-explanatory.

However, should you have any queries regarding this application please do not hesitate to contact me via email: Mark.Hobden@berkeleygroup.co.uk.

Yours sincerely,



Mark Hobden
Senior Development Manager