Place Services
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FAO: Planning Department,
Adur and Worthing Councils

Application ref: AWDM/0968/25
Date:17 November 2025

ARCHAEOLOGICAL ADVICE

RE: Multi Storey Car Park, High Street, Worthing

The application is for 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. RECONSULTATION: Amended plans showing updated route information through Steyne Gardens and statement of community involvement.

The West Sussex Historic Environment Record (HER) shows that the proposed development is located within an area with the potential for archaeological remains to survive.

The development site is within an Archaeological Notification Area (ANA) detailing the historic core of Worthing (HER DWS8676). The proposed pipework would pass through Steyne Gardens, which developed as formal gardens by 1811 for use as the resort's fashionable inland promenade.

Additionally, I have been presented evidence that a substantial World War Two air-raid shelter may be present within Steyne Gardens and would be negatively impacted by the proposals.

To understand the potential for, and significance of, archaeological deposits impacted by the proposal, a programme of archaeological monitoring and recording is being recommended in line with paragraph 218 of the National Planning Policy Framework (2024) and Worthing Local Plan policy DM24. A recognised team of professionals should undertake the archaeological work. The archaeological potential beneath the Site needs to be further understood by a programme of archaeological monitoring and recording; this could be outlined in further detail by a brief from this office to inform a Written Scheme of Investigation.

In view of the above, I recommend that the following conditions are placed on any permission:

RECOMMENDATION: Archaeological Monitoring and Recording

(1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological monitoring has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, for approval by the Local Planning Authority.

(2) 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.

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Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter