Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
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BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Multi Storey Car Park

Address Line 1

High Street

Address Line 2

Worthing Central

Address Line 3

West Sussex

Town/city

Worthing

Postcode

BN11 1LY

Description of site location must be completed if postcode is not known:

Easting (x)

515047

Northing (y)

102713

Description

Please note we have provided the postcode of the energy centre where the underground distribution network starts from however in reality the distribution network is a network of pipes underneath the highway as shown on the site location plan so covers multiple poscodes.

Applicant Details

Name/Company

Title

Miss

First name

Megan

Surname

Owen

Company Name

Hemiko

Address

Address line 1

Castletown Office

Address line 2

Rockcliffe

Address line 3

Carlisle

Town/City

Cumbria

County

Country

United Kingdom

Postcode

CA6 4BN

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

2281.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Hemiko (formally known as Pinnacle Power Ltd) is developing the Worthing Heat Network (WHN), a low carbon district heating network in Worthing. The project has won £4.4m of grant funding from the Department for Business, Energy and Industrial Strategy (BEIS) to further the development of the WHN and it is planned to move into the construction phase in November 2023.

The Worthing Heat Network is a key element in Worthing Borough Council's Carbon Neutral Plan (AECOM, 2019) which identified the scheme as the most economic and efficient way to decarbonise the Civic Quarter and other large users of heat such as the Hospital and new planned residential developments. Once the Worthing Heat Network is built it will produce a range of benefits including:

· Delivering low carbon heat and significantly improving air quality in the town centre by offsetting gas combustion;

· Providing a simple and more economical option for the decarbonisation of heat in individual buildings within close proximity to the heat network;

· Providing a means to aggregate heat from sources not able to be accessed by single buildings such as recovering heat from waste water treatment plants;

· Create a greater incentive for developers to build in Worthing as meeting carbon emission regulations and local planning conditions will be cheaper in Worthing due to the heat network, thus influencing investment into Worthing;

· Speed up the decarbonisation of both Council and Privately Owned building stock, bringing substantial carbon savings earlier; and

· Providing new skills and jobs for local residents, as well as delivering additional local social value.

The distribution network is formed of a network of pre-insulated pipework that is buried under the ground to transfer heating water between the energy centre and buildings that will consume the heat. The pipework passes under the ground from the Energy centre Building and is routed predominantly within the highway to reach end user buildings. Section 50 Licenses will be obtained for installation of the pipework within the highway. The proposed distribution route of the network is shown in drawings.

The distribution network will be buried beneath the following roads:
A259
Lydhurst Rd
Park Rd
Homefield Park & Playground
Worthing Hospital Grounds
Union Pl
Chatsworth Rd

For further detail, please refer to the covering letter that has been attached to give an overview of this application.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

The distribution network will be buried beneath the existing highways and will be fed from the Energy Centre which will be situated at Highstreet Carpark.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Vehicle access and hard standing

Existing materials and finishes:
Tarmac

Proposed materials and finishes:
Hot rolled tarmac to match existing carriageway

Type:
Other

Other (please specify):
Valve chamber

Existing materials and finishes:
Standard street furniture in link with HAUC specifications.

Proposed materials and finishes:
Cast iron chamber lids in line with existing buried services.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

⊘ Yes
◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

Standard chamber details, within the technical supporting details. Please note that only the tops of the chamber lids will be visible in the highway as with all other underground utilities, all the rest of the infrastructure is buried underground.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

⊘ Yes
◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

⊘ Yes
◯ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☑ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☑ Other
☐ Unknown

Other

N/A

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

◯ Yes
⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [x] Yes
- [ ] No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

(For emergency maintenance and/or network growth & new connections)
A standard buried pipework installation consisting of plant such as:
Diggers
Dumpers
Vac-Ex

End product: buried pre-insulated district heating network within the highway.

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [ ] The applicant
- [x] Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Pre-application

Date (must be pre-application submission)

01/07/2022

Details of the pre-application advice received

Advice only concerned the Energy Centre construction - which does not form part of this application. No further comments on the district heating network.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

◯ Yes
⊘ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate D

I certify/ The applicant certifies that:

- **Certificate A cannot be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

The steps taken were:

Hemiko will be applying for section 50 in the highways and looking to obtain wayleaves and/or easements on hospital ground, council owned park lands or any third party owned land.

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

No

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

22/08/2023

Person Role

⊘ The Applicant
◯ The Agent

Title

Miss

First Name

Megan

Surname

Owen

Declaration Date

22/08/2023

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Megan Owen

Date

29/08/2023

Amendments Summary

A Covering Letter has now been included to give a non technical overview and overall context for this application (this includes clarity that all of the infrastructure subject to this application is to be installed underground). The location plan/site plan has been updated to include the route the pipework will take.