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# Worthing Heat Network – Site Compound

Planning application – temporary site compound, Brooklands Park – cover note



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Planning Services
Adur & Worthing Councils

02/10/2026

Dear Sir or Madam,

This document provides a cover note as part of an **application for temporary planning permission for the use of Brooklands Road West Car Park as a construction site compound for the Worthing Heat Network.**

Table 1 – Application details

| | |
|---|---|
| Site | Brooklands Road West Car Park, Brooklands Park, Worthing, BN11 2HP, shown outlined in red on the site location plan |
| Existing use | Public car park |
| Landowner | Worthing Borough Council |
| Applicant | Hemiko Limited |
| Proposal | Temporary change of use of the car park to a construction site compound supporting expansion of the Worthing Heat Network, relocated from the current compound at Teville Gate |
| Period sought | 18 months from end of 2026, after which the compound will be removed, and the car park will be returned as found |
| Access | Existing car park access from Brighton Road |

# 1. Introduction

This application seeks temporary planning permission to change the use of Brooklands Road West Car Park, to a construction site compound for the Worthing Heat Network. The compound will replace the current compound at Teville Gate, which is due to be vacated.

The proposal is temporary. The compound is needed only while the next phase of heat network works is under way. When the works are finished, all cabins, containers, plant and materials will be removed, the site alterations described in section 3 will be reversed, and the land will be returned to use as a public car park.

The landowner, Worthing Borough Council, has agreed in principle to the use of the site for this purpose.

The following are submitted with this application:

- Completed application form
- This cover note
- Site commercial ownership plan from land registry (red line is within the application)
- Construction Management Plan (CMP)
- Proposed compound layout plan (within CMP)
- Historic Flood Risk
- TPO doc relevant to trees located west of the carpark
- Noise Management Plan
- The requisite application fee, paid via the Planning Portal

# 2. Background

The Worthing Heat Network is a low-carbon district heating scheme delivered by Hemiko in partnership with Worthing Borough Council. Its first energy hub, the Energy Centre at the High Street Multi Storey

Car Park, was granted planning permission under AWDM/1439/23, as varied by AWDM/1212/24. The network is central to the Council's carbon neutral commitments.

The network is now operational. Since October 2025 it has supplied low-carbon heat to Worthing Town Hall, the Assembly Hall, Worthing Museum & Art Gallery, Portland House and the Connaught Theatre. The next phase, DP1, has planning approval. It will complete the main spine of the network, connect Splashpoint Leisure Centre and the Pavilion Theatre, and open up further connections towards the seafront. Later phases are planned to serve new development and existing buildings across the town.

The construction of the network has so far been supported by a compound at Teville Gate. That site is to be vacated, so a new compound is needed to continue the works without interruption.

## 3. The proposal

The compound would occupy the whole of Brooklands Road West Car Park, as outlined in red on the site location plan, from the end of 2026. As shown on the proposed layout plan, it would comprise:

- site cabins, welfare facilities, toilets and storage containers along the northern section of the car park;
- areas for plant, machinery, materials and spoil (muck away) at the southern end and along the southern section;
- a staff parking area; and
- a one-way route for vehicles through the site.

Access and egress would be from Brighton Road using the existing car park exit. The existing entrance will be closed allowing more available laydown space within the compound area. The current exit is wide enough to be utilised for heavy good vehicles with minimal highway amendments to the existing footway and kerb line. To allow large delivery and construction vehicles to enter safely, the following temporary alterations are proposed:

- Removal of the height restriction barriers and car park signage at the exit only;
- Shaping the hedge closest to the exit to allow unimpaired views of Brighton Rd when exiting the site, and temporary removal of the leading kerb edge, to give enough turning room for large vehicles; and
- Pruning of the trees along the access route to avoid damage to the trees and to vehicles.

All of these will be reinstated when Hemiko leaves the site, including replacing barriers, signage and kerbs. No permanent development is proposed under this application.

## 4. Need for the compound

The compound is the base for the next stage of the Worthing Heat Network's growth. It will support:

- **Network expansion.** The civil engineering and pipework for DP1 and later phases, which will bring low-carbon heat to more homes and businesses across the town.
- **Additional heat pump capacity.** Installation of a second air source heat pump at the Energy Centre, doubling the network's heat pump capacity to 3.6MW. This provides the low-carbon heat needed to serve future customers, both new developments and existing buildings switching from gas.
- **Decarbonisation.** Extra network reach and heat pump capacity mean more of the town's heat can come from low-carbon sources, in support of the Council's Carbon Neutral Plan.

A compound is needed for site offices, welfare facilities and the storage of plant and materials, none of which can be accommodated within the network's working areas on the highway or at the Energy Centre. The Brooklands site is Council-owned, has direct access from Brighton Road and is large enough to keep

construction vehicles off the road while they are loaded and turned. It is the most practical replacement for Teville Gate.

## 5. Conclusion

The proposal is a temporary, reversible use of Brooklands Road West Car Park. It will replace the compound at Teville Gate and allow the Worthing Heat Network to keep growing: extending the network, installing a second heat pump, and bringing low-carbon heat to more homes and businesses in the town. Any impacts are short-term and managed, and the car park will be returned as found. We therefore ask that temporary planning permission be granted.

Please contact me if any further information would assist.

Yours faithfully

Daniel Reynolds
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