Expiry Date - 29/11/2024
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1212/24 Recommendation: – APPROVE

Site: Multi Storey Car Park High Street Worthing West Sussex

Proposal: Application to Vary Condition 1 of AWDM/1439/23 (approved plans). Amendment: Roof top plant to be moved to the north end of the carpark roof; and relocation of containerised gas fired boiler plant room from the carpark roof to ground floor level internal to the carpark, and the addition of louvres and a door to energy centre and substation.

ORIGINAL DESCRIPTION: Proposed two storey Energy Centre, Thermal Store, electrical sub-station, car-park rooftop plant, and riser pipework.

Date of Site Visit: Various

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The energy centre is located on the western side of High St. It has been built out and incorporates a plant centre with green walling and southern substation. To the north and west are commercial properties. To the east are residential properties within Warwick Gardens Conservation Area.

Proposal

This application relates to proposals to move the rooftop plant to the northern end of the car park roof. This is necessary due to structural limitations of the southern part of the car park.

The scheme also includes a gas room at ground floor within the car park behind the energy centre.
Louvres and doors are proposed to the substation and energy centre

Relevant Planning History:

AWDM/1439/23 - Proposed two storey Energy Centre, Thermal Store, electrical sub-station, car-park rooftop plant, and riser pipework.
STATUS: Application Permitted 26th March 2024.

AWDM/1052/24 - Approval of Details Reserved by Condition 7 (acoustic screens) of approved application AWDM/1439/23.
STATUS: Application Permitted 29th October 2024.

AWDM/1196/23 - Full planning permission for the buried pipework and other ancillary equipment such as valves associated with that pipework. The pipework will run underground across the town centre of Worthing and provide heat energy to multiple buildings across the Town. Please note, the infrastructure subject to this planning application is entirely underground so has no visual impact once the installation is complete.
STATUS: Application Permitted 28th March 2024.

AWDM/0997/24 - Approval of details reserved by condition 3 (Construction Method Statement) of approved application AWDM/1196/23.
STATUS: Application Permitted 10th March 2025.

AWDM/1326/24 - Approval of Details Reserved by Conditions 2 (Biodiversity Net Gain Assessment), 3 (Green Wall / Landscaping Scheme), 5 (Tree Protection Measures) and 6 (Landscaping Scheme) of Application AWDM/1439/23.
STATUS: Application Permitted 3rd March 2025.

AWDM/0968/25 - 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.
STATUS: Application Permitted 16th December 2025.

AWDM/0125/26 - Application to vary condition 1 (Approved plans) and condition 3 (Tree protection works) and remove conditions 4, 5, 6, 10 and 11 (Tree and Steyne Gardens conditions) of application AWDM/0968/25. Amendments include a change to horizontal drilling from open trenches, and a change to the development boundary to allow for a revised pipe route location through Steyne Gardens and to include pits to allow for the horizontal drilling. Conditions 4, 5, 6 and 10 are to be removed as the change to directional drilling will not include the removal of any trees and the memorial gardens will not be affected by the horizontal drilling.

ORIGINAL DESCRIPTION - 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.
STATUS: Application Permitted 3rd June 2026.

AWDM/0246/26 - Approval of Details Reserved by Condition 7 (Construction management plan) and partial approval of condition 9 part (1) only (Archaeological watching brief) of approved application AWDM/0968/25
STATUS: Application Permitted 13th April 2026.

AWDM/0718/26 - Application to vary condition 1 (Approved plans) of application AWDM/0125/26. Amendments include a change to the site area and methodology to include some areas of open cut trenching alongside horizontal directional drilling

ORIGINAL DESCRIPTION - 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.
STATUS: Application Permitted 25th August 2026.

Consultations

West Sussex County Council (Highways): From the Local Highway Authority's perspective there would be no concerns with the application to vary Condition 1.

Environmental Health: The original acoustic report was waiting on confirmation from the applicant on plant models so that the acoustician could check his calculations. These expected recalculations now need to consider the new location as well.

As you will appreciate, I can only comment on information provided by the applicant and currently I don't know what the noise impact of this new plant positioning will have on existing nearby residents. Therefore, I would have to object to the application as it stands.

Officer's response: An updated condition will be provided to include an assessment of the new plant location and specific plant details. The EHO has confirmed they are satisfied with this approach.

The Worthing Society: No response

Neighbour Representations
None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16, DM17, DM22, DM24
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance

Planning Assessment:

Visual Amenity
The proposal to move the air source heat pump enclosures to the north of the building has some impact in views from around the building. However, the acoustic screens, approved under condition AWDM/1052/24, have been installed and offer visual relief. The principle of the rooftop structures has previously been accepted and they were also visible in views from the street. The change is assessed considering this previous proposal and considered acceptable in design terms.

The boiler plant has been moved to the ground floor lessening its impact. It is now hidden by the energy centre within the car park. Louvres and doors will be of a similar style and are acceptable.

Residential Amenity

The structures have been moved to the north of the car park building. There are residents to the east but largely commercial properties are found to the north and west of the proposal. A condition will be included to ensure an up-to-date noise assessment condition taking into account the new position and specific plant is included to ensure neighbouring residents are protected.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. BNG
3. Green wall details
4. No plant until acoustic screens have been installed
5. Tree protection
6. Landscaping
7. Acoustic screens
8. Energy centre to be set back 5.3 minimum from High St
9. Noise assessment

Informative

1. Approved following revisions

Case Officer:	Louise Prew	Date: 29/09/2026
Authorised by:	Gary Peck	Date: 29 September 2026