

Development Management – Delegated Officer Report

Application Number:	AWDM/0171/26	Recommendation - Approval
Site:	Site of HM Revenues and Customs and Land West of HM Revenues and Customs, Barrington Road, Worthing, West Sussex	
Proposal:	Approval of Details Reserved by Condition 3 (Sustainable Design & Energy - Verification) of approved application AWDM/0605/22.	
Applicant:	Oonagh Kerrigan	Ward: Goring
Agent:	N/A	
Case Officer:	Giles Holbrook	

Relevant Planning History:

Reference	Description	Outcome
AWDM/0605/22	Reserved matters application for Appearance, Landscape, Layout, Scale and Access within the site, for 287 new homes (Use Class C3) together with car parking, landscaping and associated works	Application Permitted on 09.11.2022
AWDM/1979/19	Outline planning permission for the demolition and phased, comprehensive, residential-led redevelopment of a maximum of 287 dwellings (use class C3), of which up to 140 would be houses and up to 158 would be apartments/retirement apartments. Provision of a 68-bedroom car home (use class C2). Provision of car parking, landscaping and associated works. All detailed matters reserved except for access points to the site boundaries.	Application Permitted on 30.04.2021

Description of the Proposals:

This application relates to matters reserved by Condition 3 attached to ref: AWDM/0605/22, comprising the reserved matters (RM) approval for matters of Appearance, Landscape, Layout, Scale and Access, following the grant of outline planning permission pursuant to ref: AWDM/1979/19 for a residential-led redevelopment of the former HMRC site.

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Condition 3 states:-

“Prior to occupation of an individual apartment block or each house, details shall be submitted to the Local Planning Authority and approved in writing which verify how the house or apartment accords with the sustainability measures outlined in the approved Sustainability Plan, prepared by Abbey Consultants, DC-ES-BWSL-DN-22-03 and the Agent's email of 8th November 2022. Including the target of 31 percent CO2 reduction below the baseline model including 24 percent renewable energy generation, as identified in the submitted Energy Assessment and confirming the installation of water goods and fixtures to achieve a target of <110L/Person usage/day and the design of heating systems with lower flow temperatures larger radiators (as described in the Agent's email of 8th November 2022).

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

Reason: *To ensure CO2 reduction through sustainable construction, renewable energy and to ensure water efficiency provision in accordance with policies 17 & 18 of the Worthing Borough Council Core Strategy 2011, policies DM16 & 17 of the Worthing Local Plan 2020-2036 Submission Draft, with Modifications and paras 152-158 of the NPPF, 2021.”*

Planning Assessment:

Policy DM17 of the Worthing Local Plan (WLP) (2023) concerns energy. The policy provides, *inter alia*, that all new housing and major non-residential development should incorporate renewable and low-carbon energy systems to meet at least 10% of predicted total energy requirements (following initial CO2 reductions from energy efficiency measures).

Policy DM17 to the WLP, further, provides that heating and cooling systems have been selected in accordance with the heating and cooling hierarchy and that major development demonstrates connection to an available District heating network where feasible.

In response to the requirements of Condition 3 the applicant has submitted an updated Energy and Sustainability Statement (ESS), which reflects the ‘as built’ performance of approved buildings.

The submitted ESS, consistent with the initially submitted Sustainability Plan, considers potential efficiency and renewable measures available to be employed and their suitability for the approved development. Consistent with the Council’s adopted Sustainable Energy Supplementary Planning Document (SPD), the ESS demonstrates that ‘fabric first’ approaches have been pursued with the majority of carbon savings delivered by way of improvements in thermal bridging and air-leakage relative to Building Regulations (Part L1a 2013) standards.

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The submitted ESS demonstrates that improvements in thermal fabrics have delivered a 31% reduction in modelled CO₂ emissions, representing a saving of 148,296 kgCO₂/year relative to the Target Emission Rate (TER) of 483,632 kgCO₂/year.

The achieved Dwelling Emission Rate (DER), therefore, is consistent with that initially modelled in the Sustainability Plan and deemed to satisfy the requirements of Policy DM17 and the related Energy and Sustainability Statement SPD.

The submitted ESS, further, includes calculations of on-site energy from renewable technologies with both solar PV and air-source heat pump incorporated on-site. The ESS demonstrates that these systems would generate a total 274,180 kWh/year, equivalent to 24% of total modelled energy demand (prior to efficiency measures). The implemented renewable measures, therefore, result in an on-site generation equivalent to that initially modelled within the Sustainability Plan, and in excess of the requirements of Policy DM17 for 10% on-site generation.

Lastly the submitted ESS includes the approved calculation pursuant to Part G of the Building Regulations in respect of water-use, demonstrating that constructed units would achieve a standard of water-efficiency ranging from 93.4 litres/person/day (LPD) to 101 LPD (dependent on the individual unit type). All constructed units, however, would exceed the optional Part G requirement for 110 LPD and would satisfy the requirements of Condition 3 in this regard.

The submitted ESS does not define any timetabled remedial/corrective actions, however, as the performance of units as implemented is modelled as consistent with the initially approved Sustainability Plan (and would exceed the requirements of Development Plan Policy/guidance in any case), it is considered unnecessary for remedial actions to be defined in order to satisfy the requirements of Condition 3.

It is, therefore, recommended that Condition 3 be discharged on the basis of the submitted ESS.

Case Officer: Giles Holbrook

Date: 14.04.2026

Authorised by: Gary Peck

Date: 21 May 2026