# PLANNING POLICY COMMENTS

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| **Application Number** | AWDM/1118/25 |
| **Location** | Global House 7 Portland Square Worthing West Sussex BN11 1QH |
| **Proposal** | Change the use of the first-floor offices at Global House from Class E (Commercial, Business & Service) to Sui Generis, specifically for use as a live comedy/entertainment venue |
| **DM Officer** | Jackie Fox |
| **Sent to Policy** | 5/11/2025 |
| **Policy Officer** | Catherine Hutchins |
| **Returned to DM** | 12/11/2025 |

## Key Issues / Policies

Worthing Local Plan Policy DM11 - the site is in a key office location
Worthing Local Plan Policy DM13 - the site is within Worthing town centre.

## Summary

The application is for the change of use from an office to comedy club (Sui Generis).

Policy DM11 seeks to protect employment land in key areas. This development is within the Liverpool Terrace / Liverpool Gardens key office location.

Paragraph 5.15 of the Worthing Local Plan acknowledges that it is essential that there is flexibility in this protective approach to allow for new forms of economic activity and employment. It is therefore considered appropriate that, where it would not undermine the wider economic strategy objectives, change should be 'managed'. To manage this change part c) of Policy DM11 sets a clear criteria based approach.

From the information submitted we consider that sufficient evidence has been provided to demonstrate that these tests are met.

In relation to part c) i) and iii) of the criteria, of particular relevance is that the site is located within Worthing Town Centre.

The proposed use is considered to be a town centre use that would add diversity and vitality to the town centre in accordance with policy DM13. This part of the town centre is recognised as an area with an aspiration for a commercial leisure quarter which this use would contribute to (WLP para 5.185). In addition paragraph 5.186 outlines the intention to support a vibrant evening economy.

Most town centre uses now fall under Use Class E and benefit from Permitted Development Rights for change of use. Although the proposed use in this case is Sui Generis it is a town centre use. As such we consider this change of use would also be in line with this national policy that promotes flexibility for commercial business and service uses, that includes many town centre uses.

Therefore the existing use is in a protected office location and Worthing Local Plan policy DM11 applies. This policy does seek to be flexible and that the information submitted meets the criteria in part c) of this policy. We consider that the economic benefits this change of use would bring to the vitality of the town centre means that in this instance a more flexible approach is justified in terms of the loss of employment space.

**12 November 2025**