Development Management – Delegated Officer Report

Application Number: AWDM/0306/25 Recommendation: APPROVE

Site: **Glaxo Smithkline, Southdownview Way Worthing West Sussex BN14 8QH**

Proposal: **Installation of ground mounted photovoltaic solar panels of about 450m2**

Date of site visit: 15/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

GSK occupies a large site within East Worthing. The panels will be located in the south of the site, adjacent to industrial units on Southdownview Road. The site is part of the East Worthing Industrial Estate and Broadwater Business Park protected employment area.

The area is predominantly industrial and commercial in nature with the closest residential properties over 84 metres to the south and south-west.

Proposal

The proposal is to install a solar panel array on ground formerly occupied by former factories. The array of panels would be divided into two sections with one covering 219sqm and one covering 237sm for a total of approximately 456sqm. The panels would be mounted directly onto the ground. The array would supply power for the GSK site only.

The application documents provide the following description of how they would be installed:

"*C/ Low Level, Ballast system (East to West). Frame is laid on the Tarmac /grass & ballast blocks are laid on top of frame system or frame legs pinned to ground. Low level and unobtrusive, Height approx. 1m. Ground may require compacting, and vegetation blocking*."

Relevant Planning History:

None relevant

Consultations:

Environmental Health: We have no adverse comments but recommend the following condition. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Reason: To safeguard the residential amenity of the area.

Representations:

None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM17
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The proposal would install a large array of photovoltaic panels on fallow land within the wider GSK site. The agent has confirmed that the panels would be for use by GSK only. The PV panels would preclude the use of the site for more traditional industrial uses. However, it has been confirmed that the site cannot support other businesses due to the production of penicillin on site.

The aims of GSK to decarbonise are recognised as a benefit which fully accords with the aims of the Local Plan and policy DM17.

Visual Amenity

The proposal would install approximately 400sqm of photovoltaic panels which would be mounted directly onto the ground. The panels would be about 30cm above ground level.

Residential Amenity

The area is largely industrial in nature. The nearest residents appear to be at the former EDF building and to the west of Southdownview Road. Those residents are adequately separated from the proposed panels and are not considered to be affected.

Neighbouring residential units do not have any windows facing the site so workers are not considered to be affected.

An hours of works condition will be attached to manage any impacts during construction.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Hours of works

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Louise Prew	Date: 08/08/2025
Authorised by:	Peter Barnett	Date: 8 August 2025