

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Jackie Fox
FROM:	WSSC – Highways Authority
DATE:	25 March 2026
LOCATION:	Land At And Site Of Unit 5 And Unit 6 Dominion Trade Centre Dominion Way West Worthing West Sussex
SUBJECT:	AWDM/0265/26 Change of use from light industrial (Class E(g)(iii)) to brewery and taproom (Sui Generis); including external chiller units, cycle parking, and a toilet block.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection /More Information

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is for the change of use from a light industry to a Micro-brewery and Tap-Room. The Tap-room is considered to be ancillary to the main use and has been designated as Su Generis in planning terms.

The site is located within an existing industrial estate with access from Southdownview Road leading to Dominion Way West. The access onto the public highway is good with clear visibility in both directions. There are footways on both sides of Dominion Way West and a system of street lighting.

Parking is located in a gated central area between units 5&6 with 5 car parking spaces proposed (a reduction of 1 spaces from existing). Cycle parking is catered for on the grassed area to the front of Unit 6. This will comprise of Sheffield stands only but it is recommended that cycle spaces should also be secure and covered.

The application form states that there will be 7 fulltime staff members (existing staff levels are not known). Given the low level of staff, 4 car parking spaces is sufficient and car sharing should be encouraged where possible. There appears to be a lorry/van parking space shown which may be used for a company vehicle or may represent a delivery parking space. This space will need to be reserved for deliveries/collections and not permanently parked, vehicle tracking plots (for delivery sized vehicles) are required to show there is room to turn on site.

No objection to the proposal on condition an area for delivery vehicles to turn on site can be provided.

Debbie Farrell
West Sussex County Council – Planning Services