



LEWIS & CO

PLANNING, DESIGN AND
ACCESS STATEMENT

70 BROADWATER STREET WEST, WORTHING, BN14 9DE

ON BEHALF OF PEYMAN
JAME



Client: PEYMAN JAME

Site Location: 70 BROADWATER STREET WEST, WORTHING, BN14 9DE

Job History:

Version	Date	Author	Checked	Notes
V1	07/10/2025	ZD	SB	
V2	21/10/2025	ZD	SB	Client Issue
Final	21/10/2025	ZD	SB	



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1.0 INTRODUCTION AND SUMMARY

- 1.1 This statement is submitted on behalf of Peyman Jame in support of the application for full planning permission, and advertisement consent) for the change of use from Use Class E to sui generis (hot food takeaway), including the erection of an extract flue, and other associated alterations at 70 Broadwater Street West, Worthing.
- 1.2 The site comprises the ground floor of a Class E Use building on the eastern side of Broadwater Street West. The host building is a semi-detached building adjacent to another Class E business unit. Broadwater Street West is a main shopping street, and there are also residential uses in neighbouring buildings further along the street.
- 1.3 The proposed development is for the use of the building as a hot food takeaway which supports and forms part of this vibrant local centre. The physical alterations required to the building are of a minor scale and are not visible from the street scene. Design care has been taken to ensure even distant views of the extract are screened.
- 1.4 This statement demonstrates that the proposals meet relevant planning policy requirements regarding principle, design, highways and neighbouring impact and that planning permission should be granted.
- 1.5 Further information is provided within the submitted drawings and supporting documents. This Statement addresses the proposed development, site and surrounding area and compliance with relevant local and national planning policies and guidance. Analysis is provided on:
 - The site and area (Section Two)
 - Planning history (Section Three)
 - Development proposals (Section Four)
 - Planning policy context (Section Five)
 - Planning, Design and Access Assessment (Section Six – *including Design and Access Statement requirements*)



1.6 This statement demonstrates that:

- The principle of development is acceptable as the proposal represents sustainable development and will support the successful function of the locality as a District centre.
- The proposed works will not result in harm to the setting of the Broadwater Green Conservation Area;
- The development is of an acceptable scale for the function of Broadwater, and will retain an active shopfront
- The development will not cause material harm to neighbouring residents and users, by way of odour/noise, or through highway concerns.



2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site comprises a Class E Use building on the eastern side of Broadwater Street West.



Above: Application site (site edged in red).

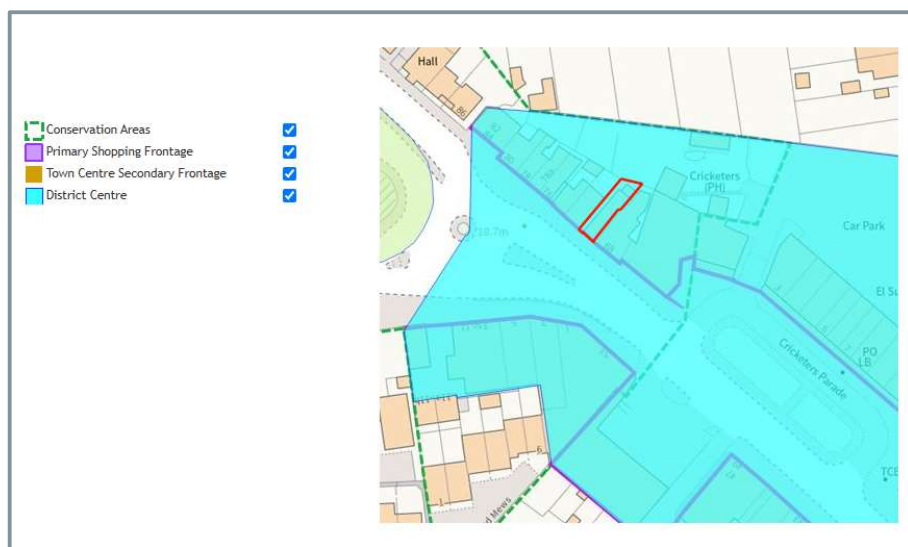
- 2.2. There are business uses, and another hot food takeaway, in the neighbouring buildings to the north and south (along the road).



The site (shaded red)



- 2.3. The site is in a mixed-use area within Broadwater, north of central Worthing. The buildings to either side of the site are in business office use.
- 2.4. Review of the policy allocations for the site reveal it is sited within the built-up area boundary, within the Broadwater District Centre, and Broadwater Green Conservation Area. The site is also along a secondary frontage.



Above: Extract from the Local Plan Policies Map. Site edged in red



3.0 PLANNING HISTORY

- 3.1 From review of the Council's online planning register, we consider the following applications relevant to the consideration at hand.

Reference	Description	Outcome
AWDM/1466/19	Sub-division of ground and first floor in to 2 no. separate units, change of use of first floor from Use Class A1 (shops) to B1 (Offices) and alterations to shop front to include creation of separate entrance door and access for first floor.	Approved 11 th November 2019

- 3.2 The application above was considered under a previous Local Plan, however the aims and objectives are broadly similar. The development proposal sought to support the vitality of the District Centre, and the regeneration of Worthing. It is worth noting that B1 and A1 uses now both fall within Use Class E.
- 3.3 The proposal at hand aligns with this previous application and does not prejudice the ongoing success of the adjacent business unit.



4.0 PROPOSED DEVELOPMENT

- 4.1 Planning permission is sought for the change of use from Use Class C3 to a sui generis (hot food takeaway). This includes the construction of an extract flue at the rear of the unit, and associated alterations to the ground floor layout.



Above: Location Plan

- 4.2 The proposed kitchen extract is located to the rear/side of the building, and views of the extract will be screened from the public realm by built form. Owing to the siting of the Cricketers Inn, there are no views from the car park to the south east of the site.



Above: View from car park towards the application site (views screened)

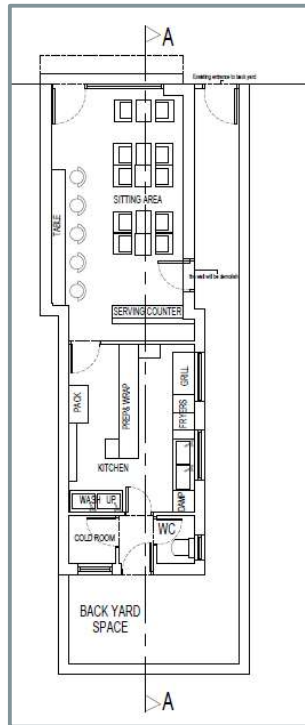


- 4.3 There is an access path in our client's ownership which provides employee access to the rear of the unit. Nevertheless, due to the siting of the extract, there are few available views of the access, and therefore the proposed door from the street scene.



Above: Existing front elevation

- 4.4 The proposed ground floor layout will be altered through the installation of a side door. The advertisement board at the front of the site will be replaced with a similar design. The existing illumination will be retained.



Above: Proposed floor plans

4.5 Full existing and proposed plans by BPM are submitted with this application.



5.0 RELEVANT PLANNING POLICIES

5.1 The adopted Local Development Plan is formed of the Worthing Local Plan 2023, and the National Planning Policy Framework (December 2024).

5.2 Relevant policies and guidance are summarised below.

Worthing Local Plan 2023

5.3 The following policies of the *Worthing Local Plan 2023* are relevant to this application.

5.4 Policy SS1 (Spatial Strategy) seeks to increase housing delivery on small sites and regenerate the town centre, whilst also protecting employment uses and local services.

5.5 Policy SS3 (Town Centre) aims to improve and increase the mix of uses in the Town Centre area “through more efficient use of existing sites”.

5.6 Policy DM5 (Quality of the Built Environment) requires new development to respect, preserve and enhance heritage assets, make a positive contribution to the sense of place and local character of the area and create safe conditions for users of the site through layout and design.

5.7 Policy DM13 (Retail and Town Centre Uses) provides a series of policy objectives for development proposals within the Town Centre, including maintaining a predominance of retail units and supporting the viability and vitality of the town centre. The policy confirms that changes of use within District centres are to be carefully controlled to ensure they support the successful functioning of the centre and its ability to meet local needs.

5.9 Policy DM15 (Sustainable Transport and Active Travel) seeks to manage demand for travel by reducing the need for travel by directing new development to sustainable locations.

5.11 Policy DM23 (Strategic Approach to the Historic Environment) requires the conservation and enhancement of historic areas of the town.



- 5.12 Policy DM24 (The Historic Environment) states that development in Conservation Areas will be required to be of a high standard, and preserve and enhance the Conservation Area.

National Planning Policy Framework

- 5.13 The National Planning Policy Framework (NPPF) (December 2024) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications/appeals assessed. It is a material consideration carrying substantial weight.



6.0 PLANNING, DESIGN AND ACCESS ASSESSMENT

- 6.1 The key material planning, and design and access considerations relevant to this proposal are considered hereafter.

Principle and Amount

- 6.2 The site is within the built-up area boundary of Worthing, within a town centre close to a wide variety of existing shops, services and bus routes as well as walking distance from employment opportunities and other facilities including Worthing railway station.
- 6.3 The proposals are in close compliance with the spatial strategy within the Worthing Local Plan. Policy SS1 of the Local Plan particularly seeks to provide for the needs of the local communities.
- 6.4 Policy DM13 (Retail and Town Centre Uses) sets out sub-criteria which development proposals should comply to as to ensure they support the successful functioning of the centres and their ability to meet local needs. These sub-criteria are set out below in italics, which the justification set out thereafter:

- i) Make a positive contribution to the vitality, viability and diversity of the centre;*

The provision of a high quality hot-food takeaway improves the diverse offering of the locality, improving its ongoing vitality. Given the similarity between a cold food/café use, and a premises with a provision for hot food, it is it is not considered that the proposed change of use would impact the vitality, viability and character of the shopping area.

- ii) Not unacceptably impact on daytime footfall;*

The proposed use will operate from midday-10pm, which represents the majority of the standard period of footfall for a typical local/district centre.



- iii) *Maintain a strong role for the centre in providing a varied range of Worthing Town Centre convenience goods and meeting other day-to-day needs;*

The strength of the local centre is preserved through the change of use. Many takeaway customers will visit the site to collect their orders, creating chances for amalgamation of shopping trips (therein drawing more attention to nearby businesses). Compared to the existing vacant unit, this drives additional footfall, thus serving to preserve and potentially strengthen the centre's overall health and appeal.

- iv) *Positively restore and/or enhance the character and appearance of the frontage;*

The frontage is retained as existing, albeit with amended signage (subject to an advertisement consent application). The visual envelope of the frontage will remain as existing, which results in no change to the character and appearance of the frontage.

- v) *Maintain the continuity of active frontages;*

As above, the frontage will remain of an active nature.

- vi) *Be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned;*

The locality hosts a few similar uses, but not so many as to give rise to any harm to the function of the centre through the development proposal. Given the similarity between a cold food/café use, and a premises with a provision for hot food, it is not considered that the proposed change of use would impact the function of the shopping area.



- vii) Ensure that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties;*

This application should be read in conjunction with the submitted extraction details, which are designed to remove any adverse impacts upon neighbouring occupiers.

- viii) Ensure that that there will be no severe negative impact on existing parking arrangements;*

The proposal will have no impact upon parking arrangements. The locality is well served by parking. This is as set out within the submitted Transport Note, to be read in conjunction with this Statement.

- ix) Retain or re-provides ancillary facilities within individual premises, (such loading, storage, staff or administrative facilities), unless it is demonstrated that these are no longer necessary for appropriate future use of the premises;*

Not applicable. The site retains all necessary facilities.

- x) Result in an over concentration of uses such as takeaways and other Establishments and takeaways together with closed and inactive street frontages. The Council will consider the role of the centre within which the proposal is located and other such as the numbers of existing similar uses within the frontage and any existing or potential issues. Permission will not be granted where harm to the vitality and viability of the centre, or the amenity of local residents and businesses, cannot be adequately mitigated;*

The proposal would not result in an overconcentration of takeaway uses given the significant range and offering of the Broadwater area. There is only one other takeaway in the immediate parade, which has a different food offering to that proposed.



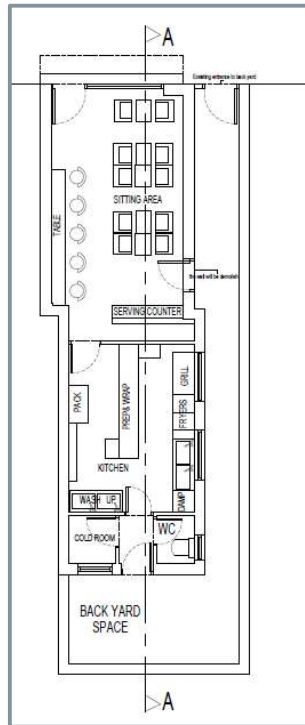
- xi) Require conditions to be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed uses and allow for a managed approach to future proposals for change of use in line with the Council's aspirations and strategies for the area.*

There are no conditions which we feel would be required to control the proposed use, however we are open to correspondence with the LPA to discuss this.

- 6.5 The principle of development is clearly acceptable and does not give rise to any harm to nearby residential or commercial occupiers. The use of the site for hot food is similar in footfall and commercial offering to a café, and as such it does not result in harm to the vitality, viability and character of the shopping area.

Use and Layout

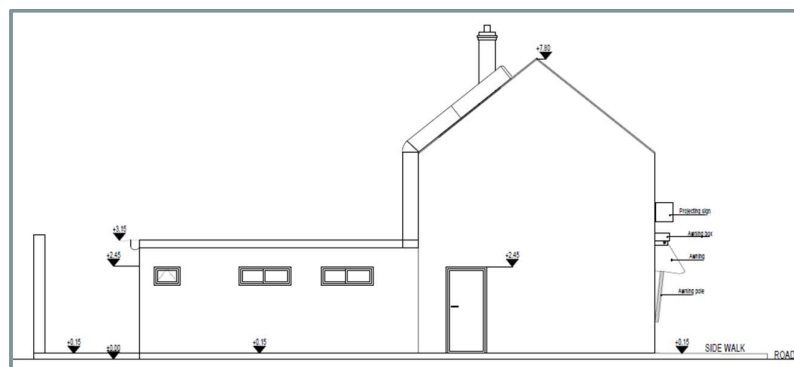
- 6.6 Considerations regarding the use of the unit have been considered extensively under the principle heading. The use of the site as a sui generis hot food takeaway resonates with the nature of the shopping area.
- 6.7 All changes to the layout of the site relate exclusively to the insertion of a door into the side of the existing building. This is very minor and will not result in any impact to the street scene or nearby occupiers.



Above: Proposed floor plans

Scale and Impact

- 6.8 Due to the nature of nearby built form, there will be no views of the proposed kitchen extract. Nevertheless, to avoid concerns regarding scale, the decision has been made to design the extract to 'follow' the roof line, rather than protrude upwards. This means that there will be no views of this from the public realm.



Above: Proposed Side Elevation



Above: Views of application site from Broadwater Street West



Above: Views of application site from the rear (the car park)

- 6.9 The proposed extract is of an appropriate and sympathetic form which does not result in any harmful overbearing impact to nearby occupiers. Details of the proposed plant system have been submitted to evidence this.
- 6.10 No overlooking of existing dwellings or private amenity spaces will be caused by the insertion of a door at ground floor level.

Appearance

- 6.11 There will be only very minor physical works to the site as to accommodate the change of use. As above, this extends to the insertion of a door, the kitchen extract and alterations to the signage.



- 6.12 The proposed door, and extract will not be visible from the public realm, due to intervening built form and boundary treatment. The proposed signage takes into account the varied character and palette of materials in the area.

Residential Amenity and Highways

- 6.13 The site is located within a District centre and is surrounded by both retail and residential uses. These uses happily coexist side by side. It is worth noting that neither of the adjacent properties are in a residential use.
- 6.14 This application is supported by a Transport Note by Reeves Transport. This statement should be read in conjunction with this Note, which concludes that in line with the National Planning Policy Framework, the proposal will not have a severe impact on highway capacity or an unacceptable impact on highway safety.

Advertisement Consent Considerations

- 6.15 The proposed advertisement is functional and well-designed, given its location. The design decision was taken to utilise a sleek and contemporary façade, to distinguish the frontage from nearby commercial buildings. The existing illumination is retained.
- 6.16 The proposed development will not result in any harm to local highway safety. This is owing to the setback distance of the advertisement from the highway, and the nature of the local road network meaning there are only very slow speeds when passing the application site. The advertisement replaces an existing advert.
- 6.17 Considering the above, the proposed development will result in no harmful impacts upon public amenity, nor local highway safety. The proposals therefore accord with the objectives of the NPPF with regard to advertisement consent applications.



Heritage

- 6.18 The application site is within the Broadwater Green Conservation Area.

Identifying the Heritage Asset

- 6.19 The application site is an unlisted building located within the Broadwater Green Conservation Area. While the building is not a listed heritage asset, it and its neighbouring buildings contribute to the historic, architectural and landscape qualities of the area.
- 6.20 The Character Appraisal confirms: *“The general character is of two-storey, pitched roof development, much of which dates from the 18th and 19th centuries, with some pre-war 20th century buildings. Typical building materials are flint, red and brown brick. stucco and slate or tile roofs. Development follows the traditional street pattern evident on the 1875 map and the historic village core is easily recognisable significance comes from its visual role within the Old Town Conservation Area.”*
- 6.21 The building is in a reasonable state of repair. Its occupation by a local chain of takeaways will continue its upkeep.

Describing the works proposed

- 6.22 The application seeks full planning permission for the change of use for the unit, including the provision of a kitchen extract, and a food. Referenced traditional features (two-storey nature, slate roof, stucco) will be retained to ensure a consistency of appearance within the area.

Impact of the Proposed Development on the Heritage Asset

- 6.23 The proposed development will have a positive impact on the Broadwater Green Conservation Area. The proposal will not result in any change to the appearance of the building within the Conservation Area, as all works are shielded by intervening boundary treatment or built form, most clearly articulated in 6.8 through photos. As such, the development retains the buildings’ contribution towards the Conservation Area.



- 6.24 The works align with both national and local Planning policies, including DM23 and DM24 of Worthing Local Plan which seek to conserve and enhance the significance of heritage assets. The sensitive design and siting of works ensure there would be no harm to heritage assets and the character and appearance of the Conservation Area would be preserved. The proposal complies with National policies contained within the NPPF and the Worthing Local Plan.



7.0 CONCLUSIONS

- 7.1 The proposed development is for the change of use from Use Class E, to sui generis (hot food takeaway), including the erection of an extract flue, and other associated alterations at 70 Broadwater Street West, Worthing.
- 7.2 The proposed development is supported by local planning policy. The development support the vitality, viability and character of the shopping area. The use of the site is broadly similar, especially with regard to its highway impact and nature. The physical alterations to the building area of a modest scale, and result in no impact upon the character or appearance of the host building or its locality. The development will not result in harm to the residential amenities of neighbouring occupiers. The scheme preserves the setting of the Broadwater Green Conservation Area.
- 7.3 The proposed development is therefore considered acceptable in principle, satisfies all material planning considerations. In the light of this, the Council are requested to grant planning permission without undue delay.

Lewis and Co Planning

October 2025