



WORTHING BOROUGH COUNCIL

Mr Chris Geddes
Albion Planning
36 Windsor Road
Worthing
West Sussex
BN11 2LY

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0265/26

Details of Development

CHANGE OF USE FROM LIGHT INDUSTRIAL (CLASS E(G)(III)) TO BREWERY AND TAPROOM (SUI GENERIS); INCLUDING EXTERNAL CHILLER UNITS AND CYCLE PARKING.

Location of Development

LAND AT AND SITE OF UNIT 5 AND UNIT 6 DOMINION TRADE CENTRE DOMINION WAY WEST WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 4th March 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Gary Peck
Head of Planning & Development
01/09/2026

SCHEDULE**Conditions**

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
ADDITIONAL SUPPORTING INFORMATION		01.07.2026
PROPOSED FLOOR PLAN	YBH-001-26-05 REV_C	02.04.2026
PROPOSED ELEVATIONS	YBH-001-26-03 REV_B	02.04.2026
FLOOD RISK ASS		04.03.2026
EA FLOOD RISK FORM		04.03.2026
CIL		04.03.2026
HAND BREW COMPANY PLANNING STATEMENT	FEB 2026	04.03.2026
MANUFACTURER SPEC FOR CHILLERS HAND BREW CO		04.03.2026
LOCATION PLAN		04.03.2026
PROPOSED BLOCK PLAN	YBH-001-26-01 REV A	04.03.2026
EXISTING ELEVATIONS	YBH-001-26-02 REV A	04.03.2026
EXISTING FLOOR PLAN	YBH-001-26-04 REV B	04.03.2026
ROOF PLAN NO CHANGES	YBH-001-26-06 REV A	04.03.2026

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building or as indicated on the approved plans unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan 2023.*

04. No part of the development shall be first occupied until the vehicle parking spaces and cycle parking spaces have been provided in accordance with approved plans and shall thereafter be maintained and retained at all times for use as part of the development hereby approved.

Reason: *To provide car and van spaces and alternative travel options to the use of the car in accordance with policy DM5 and DM15 of the Worthing Local Plan*

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the premises hereby approved shall be used only for a 'micro-brewery and storage with an ancillary tap room/tasting area and for no other purpose without express planning consent from the Local Planning Authority first being obtained.

Reason: *To ensure appropriate development due to the constraints of the site and in accordance with Policy DM11 of the Worthing Local Plan.*

06. No working, trade or business in relation to the brewing (including arrival, reception or despatch of deliveries) shall take place on the premises except between the hours of 08:00am to 18:00 pm.

Reason: *In the interests of amenity having regard to Policy DM5 and DM22 of the Worthing Local Plan.*

07. The premises shall not be used for purposes relating to a tasting/ tap room and tasting/tap room private hire except between the hours of 15:30 and 22:00 Thursday and Friday and 12:00 and 22:00 on Saturdays and 12:00-18:00 on Sundays or Public and Bank Holidays.

Reason: *To ensure the taproom remains ancillary to the main function and to safeguard the amenities of neighbouring properties in accordance with policies DM5, DM11 and DM22 of the Worthing Local Plan.*

08. The mobile food van, hosted and associated with the use of the brewery for brewing and tap room shall only be on site one occasion a week and shall not operate outside the approved hours for the tap room/tasting area.

Reason: *To ensure any approved uses remain ancillary to the main function and to safeguard the amenities of neighbouring properties and minimise impact on parking and manoeuvring space in accordance with policies DM5, DM11 and DM22 of the Worthing Local Plan.*

09. Only unobtrusive background music shall be allowed on the premises. For this purpose the music noise level shall not exceed 75dB (LAeq15min), anywhere within the premises.

Reason: *To safeguard the amenities of the occupiers of nearby properties having regard to policies DM5, DM11 and DM22 of the Worthing Local Plan*

10. Within 3 months of the date of this permission, or prior to the commencement of the use hereby approved, whichever is the later, a flood warning and evacuation plan, including provisions for safe access and egress to the site, shall be submitted to and approved in writing by the Local Planning Authority. The plan thereby approved shall be adhered to during the use of the site hereby approved.

Reason: *In response to flood risk, to ensure safe use of the site and the operation of flood risk management, warning and evacuation provisions in accordance with policy DM20 of the Worthing Local Plan and the NPPF 2026.*

Informatives / Notes to Applicant

01. The adverts shown on drawing Nos YBH-001-26-07 REV A and YBH-001-26-08 REV A would be subject to the need for a separate application under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
02. Southern Water does not object to this planning application provided the following conditions are met:
- Any chemicals, cleaning agents, fuels, or other hazardous substances associated with the proposed brewery use must be stored within a fully bunded, impermeable area with no drainage connection to the ground or surface water system.
 - If any alterations to the current building are required, the contractors must adhere to best practice guidance to prevent environmental contamination.
 - Should the surface water or foul water drainage design be altered from the current condition, Southern Water must be consulted to ensure the revised design does not pose a risk to groundwater quality
03. The site is adjacent to a high flood risk, therefore condition 10 requires the provision of a Flood Risk Emergency Plan in case of the event of a surface water or fluvial flood. The Flood Risk Emergency Plan should be created following the principles of 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate access and egress routes during a flood event.

04. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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(ENGLAND) ORDER 2015**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).