

Development Management – Delegated Officer Report

Application Number: AWDM/0265/26

Recommendation: – APPROVE

Site: Land At And Site Of Unit 5 And Unit 6 Dominion Trade Centre
Dominion Way West Worthing

Proposal: Change of use from light industrial (Class E(g)(iii)) to brewery and taproom (Sui Generis); including external chiller units and cycle parking.

Date of Site Visit: 01.07.26

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site comprises two modern adjoining industrial buildings within the 'East Worthing' industrial estate.

Unit 5 has a floor area of approx. 255sqm and is currently vacant. The building has entrance doors to all elevations and a roller shutter door entrance to the east elevation.

Unit 6 has a floor area of approx. 240sqm and is currently vacant. The building has entrance doors to all elevations and a roller shutter door entrance to the west elevation.

Both units lawful use is thought to be light Industrial (Use Class E(g)(iii)).

Between the two units is a gated parking forecourt area, which is enclosed by palisade fencing

The site has vehicular access onto Dominion Way West. It is a private road, which is maintained by the estate owners rather than West Sussex County Council.

To the north of the site is Glaxo Smith Kline. To the west of the site are Units 3 & 4, which are currently occupied by Turning Tides. To the east of the site is Unit 7, which is currently occupied by Freedom Power Chairs. To the south, on the opposite side of Dominion Way West, is a large unit which is occupied by Booker Wholesale.

Proposal

This application seeks partly retrospective planning permission to change the use to a micro-brewery and tap room/ tasting area (sui generis).

The layout plan shows that unit 5 would be primarily storage with staff office. Unit 6 would comprise the micro brewery and tap room/ tasting room

The applicant has indicated that the primary use is brewing, with an ancillary -small element of sui generis (tap room/tasting) which is essentially ancillary to these uses.

Additional information shows that:

Brewery: 196sqm
Warehouse: 284sqm
Taproom: 90sqm
WC: 12sqm

Ancillary element (including the WC): $102/480 \times 100 = \mathbf{21.2\%}$
Ancillary element (excluding the WC) = $90/492 \times 100 = \mathbf{18.3\%}$

Proposed Hours of use

Taproom

Opening Hours
Thursday: 15:30 - 22:00
Friday: 15:30 - 22:00
Saturday: 12:00 - 22:00
Sunday: 12:00 - 18:00

Total Taproom operating hours: 29

Total operating staff on shifts:

Thursday: 1
Friday: 2
Saturday: 2
Sunday: 1

Total bar staff team members: 3 (on rotation)

Brewery

Operating Hours
Monday - Friday: 08:00 - 18:00

Total Brewery operating hours: 45

Total operating staff on site:

Production Team (brewers, incl Head Brewer) - 3
Ops (warehouse and delivery) - 2

Sales (manager, assistant) - 2

Administration (MD, Marketing, Ops Manager) - 3

Total staff members: 9

Additional Taproom Information

Regarding the website advertising food trucks, markets and private hire:

- Food Trucks - Weekly (weekends) - We won't operate our own kitchen, so when the taproom is open on Fridays and Saturdays, we will invite local food vendors so customers can eat while they're enjoying a drink. We did this at our previous taproom in Garcia Trading Estate and it's very common practice for taprooms without their own kitchens.*
- Markets - We intend to host an occasional a small market in the yard to support local independent vendors whose offerings align with our beer, brand and community focus.*
- Private Hire - Private Hire is intended for beer related events for larger groups including corporate or community bookings. These will take place in the 'tasting room' as indicated on the floor plan.*

The application proposes no external changes, except for an upgraded entrance door, and new signage on the south elevation of Unit 6, cycle parking provision and a semi-permanent double toilet block.

An area set aside for outdoor taproom seating is situated outside of Unit 6.

It is proposed that 5 car parking spaces will be retained in the courtyard, two of which are larger spaces for staff/van parking. The applicant has indicated that any supply deliveries will be timed for when the taproom is closed.

The proposal includes cycle parking (in the form of 5No. Sheffield stands) at the front of Unit 6.

Bin stores, for waste and recycling, are proposed to the rear of Unit 6.

2 external heat dumps are proposed to the rear of each of the units. Both are connected to chillers inside the units. Unit 6 will have a glycol chiller and Unit 5 will have a chiller for the cold store

There is outside storage for empty kegs within the courtyard adjacent to unit 5

Relevant Planning History:

98/00577/FULL - PROVISION OF NEW SECURITY FENCING AND GATES

STATUS: Conditional Consent 25th August 1998.

AWDM/0964/25 - Change of use from light Industrial (Use Class Egi) to a small-group personal training facility (Use Class Ed).

STATUS: Application Refused 27th November 2025.

In the absence of robust evidence to the contrary there is no justification for the loss of the existing premises from industrial employment use, which would cause unacceptable harm to the availability of suitable industrial employment premises in the Borough contrary to Local Plan policy DM11 and the relevant policies of the NPPF which support economic growth

Consultations

WSCC Highways

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 Sui 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.

WSP In The UK

Following a review of the submitted information, we have no objection on surface water grounds. Due to the size, site, location and type of development, **we would recommend the approval of the application** with the following informative attached:

Informative 1: We have identified the site is adjacent to a high flood risk, therefore the applicant should consider creating 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

Southern Water

After initially raising concern, following the applicants clarification they provided the following response:

This planning application is located within the Source Protection Zone 1 of Southern Water's East Worthing public groundwater abstraction. Groundwater contamination at this location would reach our abstraction point within 50 days. Any contamination entering the site's surface water drainage network could subsequently discharge to ground, creating a risk to drinking groundwater quality. 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

Adur and Worthing Councils

Environmental Protection, Environmental Health & Licensing

Provided the hours of operation are conditioned to those contained in the application we make no adverse comments

Planning Policy

Change of use from Class E(g)(iii) (Light Industrial) to Class B2 (Industrial), Class B8 (Warehousing) and Sui Generis. Addition of cycle parking, illuminated signage, and a semi-permanent double toilet block.

Classes B2 and B8 are included within the definition of employment uses in the WLP, specifically under Policy DM11: Protecting and Enhancing Employment Sites. This site is within a protected Employment Area where retaining or introducing such employment uses is sought. A previous application which would have resulted in the loss of defined employment uses to a personal gym was refused.

This application seeks the following based on the information submitted :

B2 - Micro brewery - 156sqms - 31.4 % of floorspace

B8 - Storage - 255sqm's - 51.3% of floorspace

Sui Generis - taproom /tasting - 86sqms - 17.3% floorspace.

I understand from the application evidence that Hand Brew Co was operating (alongside some other breweries) out of Garcia Trading Estate but this site was sold

in October 2025?. I understand the Garcia Estate premises are now occupied by Unbarred brewery who produce their flagship pale ale - Joosy a Sussex brewery with trade and production brewing operations in Worthing and a taproom in Brighton.

Hand Brew state in their application: *'This application seeks planning permission to change the use to a micro-brewery (Class B2), storage (Class B8) and a tap room/ tasting area (sui generis). The primary uses are B2 and B8, with a small element of sui generis which is essentially ancillary to these uses. 'The taproom would be located within the micro-brewery space (Unit 6) to provide customers with a insight into the brewing process.'In addition, empty beer kegs are proposed to be stored outside of Unit 5 and there is an area set aside for outdoor taproom seating outside of Unit 6. '*

The indication is that the primary use of the premises is for an employment use that accords with policy. Only a small amount of floorspace is given over to the taproom; however, we need to be satisfied that the hours of operation and frequency of visitors will not conflict with the operation of this protected employment area.

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, SS1, DM5, DM11, DM15, DM20, DM22

National Planning Policy Framework (2026)

National Planning Practice Guidance

Sustainable Economy Supplementary Planning Document 2012

Planning Assessment:

Principle of Development

The site is within the East Worthing Trading Estate and identified as a key industrial estate and protected employment site under Local Plan Policy DM11.

Policy DM11 states that existing premises within the 'East Worthing Industrial Estate' Key Employment Area which are used for employment uses will be protected against loss to other uses.

Employment uses are defined in paragraph 5.154 as Storage & Distribution (B8), General Industrial (B2), Office (Class E(g)(i)), Research and Development (Class E(g)(ii)) and Light Industrial (Class E(g)(iii))

DM 11(c) states:

Only in exceptional circumstances, where there is clear and robust evidence that the introduction of alternative uses is required to retain a diverse and resilient local

economy, will such a change be considered. In undertaking any assessment regard will be had to the following factors:

- i) robust evidence setting out the importance of the use to the future of the local economy;
- ii) a demonstration that the introduction of the proposed use would not negatively impact on the functioning of the key employment area or the local economy as a whole;
- iii) evidence that the loss of the existing use would not negatively impact the local economy and;
- iv) evidence of alternative sites outside of the key employment areas have been considered and that no suitable sites are available

In terms of unit 5, it is not clear precisely how the former use operated, for example to what extent this included office use, the extent of the trade showroom, or whether the use included any storage, distribution, or workshop activity etc. Nevertheless, the former business appears to have been in operation for less than ten years and with no other relevant planning permission the previous lawful use for light industrial uses would apply here. This would fall within the current use class E(g)(iii)

In terms of unit 6 there is limited planning history and as such assumed to be light industrial current use class E(g)(iii).

Both units are therefore in employment use. The application proposes a change of use to micro-brewery and taproom (Sui Generis).

Brewery: 196sqm
Warehouse: 284sqm
Taproom: 90sqm
WC: 12sqm

The primary uses are Brewery and storage which are industrial in nature and as such would accord with policy DM11, approx. 18-21% would for tasting/tap room area.

As supplied by the applicant the taproom is designed to support the main function of beer production. The tap room would function similar to a bar and also allow to allow the public to purchase and drink the beer produced on site. It functions to showcase the brewery's products. It will be open approx. 29 hours a week and will hold events and allow private hire.

The question is whether the tap room is ancillary and acceptable in this industrial estate will depend on matters such as its intensity of its use, opening hours, and its dependence on the brewery itself. As well as whether there any potential impacts on the functional and operation of the protected employment area

The brewery is the main function with the taproom accounting for approx. 18-21% of the area, the hours as set out above are limited for approx. 29 hours a week and this could be appropriately conditioned.

The primary use of the premises is for an employment use that accords with policy. Only a small amount of floorspace is given over to the taproom with limited day and evening hours, the brewery operates during the day Monday to Friday, and the

taproom opens on weekends and in the evenings. There are a few hours of overlap on Thursday and Friday. The overlap is approx. 6% of the overall weekly operating time (3 out of 45 hours). The tap room element is not therefore considered to conflict with the operation of brewery. Furthermore the site is within a cul-de-sac with only a couple of commercial neighbours.

The applicant has indicated that they would like to carry out further activities on site to support the primary function including bringing in food trucks, markets and enabling private hire. Although the food trucks and private hire would not directly flow from the brewing the supporting nature of some of these subsidiary facilities would support the tap room element which supports the primary function of brewing (an industrial process) and supports and showcases the products made on site.

However important to ensure that that any supporting ancillary uses do not become more dominant than the primary use and operation of the industrial process and the operation of the estate as a whole as an employment destination, nor to affect the provision of parking and manoeuvring space. As such a once-a-week food van is considered appropriate and the hours of use could also be conditioned appropriately. The markets are not considered to support or showcase the products produced on site.

With the hours that the tap room would operate it is considered that the tap room would be supporting and ancillary and would not impact on the primary function of the East Worthing Trading Estate as a protected employment site in accordance with policy DM11 and the Sustainable Economy Supplementary Planning Document.

Visual Amenity

The only external change to the building is an upgraded entrance door and new signage on the south elevation of unit 6. The signage would be subject to separate advert consent. The proposal would not therefore have an impact on the street scene or character of the building.

The use is within an industrial area with activity during the day and night. The applicant has indicated that the hours of operation for the brewery would be Monday - Friday: 08:00 - 17:00 with the tap room operating not beyond 22:00 and only on 4 days a week.

The proposed hours are considered appropriate and would not detrimentally impact on the intensity of the use and the character of the area.

Residential Amenity

The use is within an industrial area and does not adjoin any residential properties which are approx. 60-70m away to the south-east within other industrial units in between. The site is within an industrial area, and the proposed use is largely industrial there would not therefore be any significant change in the industrial process. The tap room would be ancillary and provided it is conditioned to ensure its hours of operation are ancillary and is related to the brewery is not considered that it would have a

detrimental impact on residential amenity. The applicants have also requested that the use include food vans and markets to support the use as indicated above. The food vans are accepted as a potentially weekly addition and with the hours limited to that of the taproom it is not considered that they would cause a detrimental impact on neighbouring properties. The private hire should remain within the approved hours of use.

The applicant does not indicate that there will be music events, however to ensure that any music that may be played on site does not have a detrimental impact on neighbouring properties. A condition to limit noise levels is considered appropriate.

Access and Parking

It is proposed that 5 car parking spaces will be retained in the courtyard, 2 are shown as larger staff/van spaces. It is considered that this level of car parking provision is sufficient and WSCC have not raised any objection. There is also unrestricted on-street parking in the immediate vicinity.

WSCC highways indicate that a space 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.

The applicants have indicated that:

The property cannot accommodate large delivery vehicles. As a result, the majority of deliveries (large brewery related deliveries) are offloaded in the street outside the property and moved onto site on pallet trucks. This is how all of the other nearby units (with the exception of Booker) receive deliveries. Smaller delivery vehicles (e.g. Luton and Transit vans) must reverse into the site and then exit in a forward gear. This is to facilitate ease of delivery from their rear doors. As a consequence, there is no need for any delivery vehicle to enter the yard and turn.

A condition to provide for the parking of vehicles including two larger spaces to accommodate vans is therefore considered appropriate in this circumstance as large vehicles do not enter the site and there is good space on the road out the front for initial unloading.

The site is well served by public transport and in a sustainable location. 5 Sheffield bike stands are proposed in order to encourage customers to use alternatives to the private car. The provision can be conditioned.

Pollution

Policy DM22 states that development should not contribute to, be put at risk from, or be adversely affected by unacceptable levels of soil, air, water, artificial light or noise pollution or land instability. Where possible development should help to improve local environmental conditions.

The brewing process takes place on site and is packaged into cans, kegs and/or cask any leftover is collected and either donated to a farming partner for compost or collected for biofuel.

Trade effluent consent is to be provided by the applicant's water retailer, Water Plus

Whilst the process includes the use of a number of chemicals, rinse water is used between applications of all these chemicals so they cannot mix in the drains and cause harmful gases. Environmental Health has not raised any objections

Drainage and Flood Risk

Policy DM20 states that a site-specific Flood Risk Assessment (FRA) must be submitted with planning applications for all new development (including minor development and change of use) in Flood Zones 2 and 3. The FRA should be proportionate to the degree of flood risk and appropriate to the scale, nature and location of development. The last flood mapping shows the site just outside flood zone 2.

The application is however supported by a flood risk Assessment which indicates that parts of the site are susceptible to surface water flooding.

It confirms that floor levels would be no lower than existing levels and that flood proofing measures would be incorporated where appropriate and advised to be incorporated by WSP. There would be no increase in the extent of the impermeable area.

The applicant has indicated that they would be willing to accept a planning condition requiring a flood warning and evacuation plan to be submitted to and approved by the LPA, in order to safe access and egress to the site

Southern Water after initially raising concerns have indicated that the site is located within the Source Protection Zone 1 of Southern Water's East Worthing public groundwater abstraction. AS indicated above Southern Water do not object to the application providing 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

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers

Commented [LP1]: I'd use the updated flood map for planning now

Commented [JF2R1]: Now discussed in report outside zone 2

2. Standard time limit
3. Matching materials
4. Provision of parking and cycle store
5. Microbrewery with ancillary tap room

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: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the constraints of the site and in accordance with Policy DM11 of the Worthing Local Plan.

6. Hours for use 8:00am to 18:00pm

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

7. Hours for taproom

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.

8. 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

9. 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.

Informative

1, 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.

2. 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.

3. 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

4. The advert would be subject to the need for a separate application under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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

Case Officer: Jackie Fox

Date: 25.08.26

Authorised by: Stephen Cantwell

Date: 01.09.2026