



**Units 5 & 6 Dominion Trade Centre, Dominion Way West, Worthing,
BN14 8NT**

Planning Statement

Hand Brew Company Ltd

February 2026

Albion Planning is an independent town planning consultancy based in Worthing, West Sussex.

It's founder and principal has over 30 years of broad ranging planning experience, gained in both the private and public sectors, and in both policy and development management.

For further information, contact:

Chris Geddes, Founder and Principal cgeddes@albionplanning.com

Albion Planning
36 Windsor Road
Worthing
West Sussex
BN11 2LY
www.albionplanning.com

CONTENTS

1.0 INTRODUCTION

2.0 SITE AND SURROUNDING AREA

3.0 PLANNING HISTORY

4.0 DEVELOPMENT PROPOSAL

5.0 PLANNING POLICY FRAMEWORK

6.0 PLANNING CONSIDERATIONS

7.0 CONCLUSIONS

1.0 Introduction

This Planning Statement has been prepared in support of an application for planning permission submitted to Worthing Borough Council (**the Council**) by Albion Planning, on behalf of the Hand Brewing Company Limited (**the Applicant**), in respect of Units 5 & 6 Dominion Trade Centre, Dominion Way West, Worthing, BN14 8NT (**the Site**).

- 1.1. This application seeks full planning permission for the following description of development:

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.

- 1.2. The purpose of this Statement is to set out the development proposal and how it relates to the statutory development plan and other material considerations. The Planning Statement should be read in conjunction with the supporting documents listed below in para.1.5.

The Applicant

History

- 1.3. The Hand Brewing Company Limited (Hand Brew Co) was incorporated on 23 February 2016 by Clark and Jennifer Left. Brewing began in August 2016 at the Hand in Hand brewpub in Kemptown, Brighton, following the modernisation of a brew kit originally installed in 1989. The company initially produced beers for its own bar and a handful of local venues.
- 1.4. Between 2017 and 2020, demand grew across the South Coast, prompting expansion. In 2020, Hand Brew Co relocated production to a larger site on the Garcia Trading Estate in West Worthing. This enabled a significant increase in output, the launch of canned products and a direct-to-customer web shop, the opening of a taproom, and a community-focused events programme. Brewing continued at the original site, with the team expanding across both locations.
- 1.5. From 2020 to 2025, the company rebranded, launched its Art You Can Drink project, secured major clients, won awards, and opened a second pub in Worthing.

The Mission

- 1.6. The company's mission is to build an inclusive community space where everyone feels welcome. Whether meeting friends and family, taking part in brewery tours and tastings, or attending its diverse programme of art, craft, music and industry events, there is something for all. With a ten-year track record of hosting markets, exhibitions and entertainment, the brewery has become a hub for local culture.
- 1.7. The company supports the community by employing local people across all demographics, offering training, progression and opportunities within its group of businesses. It fosters a sense of belonging not only for customers but also for its team.
- 1.8. The company works closely with local suppliers, food vendors, musicians, artists and independent producers, championing local talent while also collaborating with national independents for special events. Proud to be part of Worthing's thriving beer scene, the company aims to raise the town's profile nationally and attract wider visitors.

Submission Documents

- 1.9. In addition to this Planning Statement, the application comprises the following.

Report	Author
Application Form	Albion Planning
CIL Form	Albion Planning
Flood Risk Form	Albion Planning
Site Location Plan	Albion Planning
Proposed Block Plan (YBH-001-26-01 Rev A)	Hand Brew Co
Existing Elevations (YBH-001-26-02 Rev A)	Hand Brew Co
Proposed Elevations (YBH-001-26-03 Rev A)	Hand Brew Co
Existing Floor Plan (YBH-001-26-04 Rev A)	Hand Brew Co
Proposed Floor Plan (YBH-001-26-05 Rev A)	Hand Brew Co
Existing and Proposed Roof Plan (YBH-001-26-06 Rev A)	Hand Brew Co

Structure of this Statement

- 1.10. This Planning Statement is structured as follows:

- > **Section 2** describes the Site within the immediate local context;
- > **Section 3** summarises the pre-application advice received;
- > **Section 4** sets out the proposed development in greater detail;
- > **Section 5** identifies the relevant national, regional and local policy context;
- > **Section 6** addresses the material planning considerations of the proposal; and
- > **Section 7** draws together the conclusions of the report.

2.0 Site and Surrounding Area

- 2.1. The site, which is located with the East Worthing Industrial Estate, comprises 2no. modern commercial buildings (Units 5 & 6). The site area is approximately 0.11ha.
- 2.2. Unit 5 has a floor area of approximately 255sqm and is currently vacant. It was last occupied by 'The Kitchen Store' which, according to the previously refused planning application (LPA ref: AWDM/0964/25), operated as a trade and contracts department for the business. Accordingly, it was concluded that the existing lawful use was light Industrial [Use Class E(g)(iii)]. The building has entrance doors to all elevations and a roller shutter door entrance to the east elevation. See the photographs below.



Unit 5 – South Elevation



Unit 5 – East Elevation

- 2.3. Unit 6 has a floor area of approximately 240sqm and is currently vacant. The last occupiers are unknown, but the existing lawful use is thought to be light Industrial [Use Class E(g)(iii)]. The building has entrance doors to all elevations and a roller shutter door entrance to the west elevation. See the photographs below.



Unit 6 – South Elevation



Unit 6 – West Elevation

- 2.4. Between the two units is a gated parking forecourt area, which is enclosed by palisade fencing.
- 2.5. It 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.



Shared Access to Units 5 & 6

- 2.6. For the avoidance of any doubt, whilst the site is located within the East Worthing Industrial Estate, it is also referred to as the 'Dominion Trade Centre'. For the purposes of this document, the two names are considered to be inter-changeable.
- 2.7. 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 Booker Wholesale. See the map below.



Dominion Trade Centre

- 2.8. The application site is well served by public transport. It is located within 10 minutes' walk of the 16 bus service, which connects West Tarring and Lancing Broadway, via central Worthing and Lyons Farm. It is also within 15 minutes' walk of East Worthing railway station.
- 2.9. The Strategic Flood Risk Assessment (SFRA) 2024 identifies that parts of the site are susceptible to surface water flooding.

3.0 Planning History

Unit 5

- 3.1. As far as Unit 5 is concerned, a planning application (LPA ref: AWDM/0964/25) for the following description of development was refused on 27th November 2025.
- 3.2. Change of use from light Industrial (Use Class Egiii) to a small-group personal training facility (Use Class Ed). There was a single reason for refusal, as follows:

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.

Unit 6

- 3.3. There is no recent and relevant planning history in respect of Unit 6.

4.0 Development Proposal

4.1. This section provides a description of the proposed development.

4.2. Planning permission is sought for the following description of development:

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.

4.3. The existing lawful use of both units is considered to be light Industrial (Use Class Egiii).

4.4. 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.

4.5. The taproom would be located within the micro-brewery space (Unit 6) to provide customers with a insight into the brewing process.

4.6. It is anticipated that the proposal would generate approximately 4-7 full-time employees and 3-7 part time employees.

4.7. 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.

4.8. 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.

4.9. It is proposed that 5No. car parking spaces will be retained in the courtyard. Any supply deliveries will be timed for when the taproom is closed. Delivery lorries will either reverse into the site or supply from Dominion Way West itself. The proposal includes cycle parking (in the form of 5No. Sheffield stands) at the front of Unit 6, in order to encourage customers to use alternatives to the private car.

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

4.11. 2No. 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.

5.0 Planning Policy Framework

- 5.1. This section considers the relevant planning policy framework for the Site and material considerations. The policies considered most relevant to this application are set out below.

5.2. Development Plan

- 5.3. The current development plan for the area comprises the Worthing Local Plan (2023).

Site Designations

- 5.4. The Local Plan Policies Map shows that the site is located within a 'Protected Key Employment Area'.
- 5.5. According to the Environment Agency's Flood Map for Planning, the Site is located in Flood Zone 1 (low risk) for tidal and fluvial flooding. However, the Strategic Flood Risk Assessment (SFRA) 2024 does identify that parts of the site are susceptible to surface water flooding.

National Planning Policy and Guidance

- 5.6. Regard has been given to the following national planning policy and guidance:

- > The National Planning Policy Framework (2024)
- > The National Planning Practice Guidance (2024)

NPPF (2024)

- 5.7. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, and how these are expected to be applied and taken into consideration in planning decisions. The following policies are considered most relevant to this application.

Chapter 4: Decision-taking

- 5.8. **Paragraph 7** states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.9. **Paragraph 8** refers to the three dimensions to this: economic, social, and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation because they are mutually dependent.
- 5.10. At the heart of the NPPF is a 'presumption in favour of sustainable development'. **Paragraph 11** states that for decision-taking, this means: (a) Approving development proposals that accord with an up-to-date development plan without delay;
- 5.11. **Paragraph 48** identifies that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless longer period has been agreed by the applicant in writing.

Chapter 6: Building a Strong, Competitive Economy

- 5.12. **Paragraph 85** states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The

approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

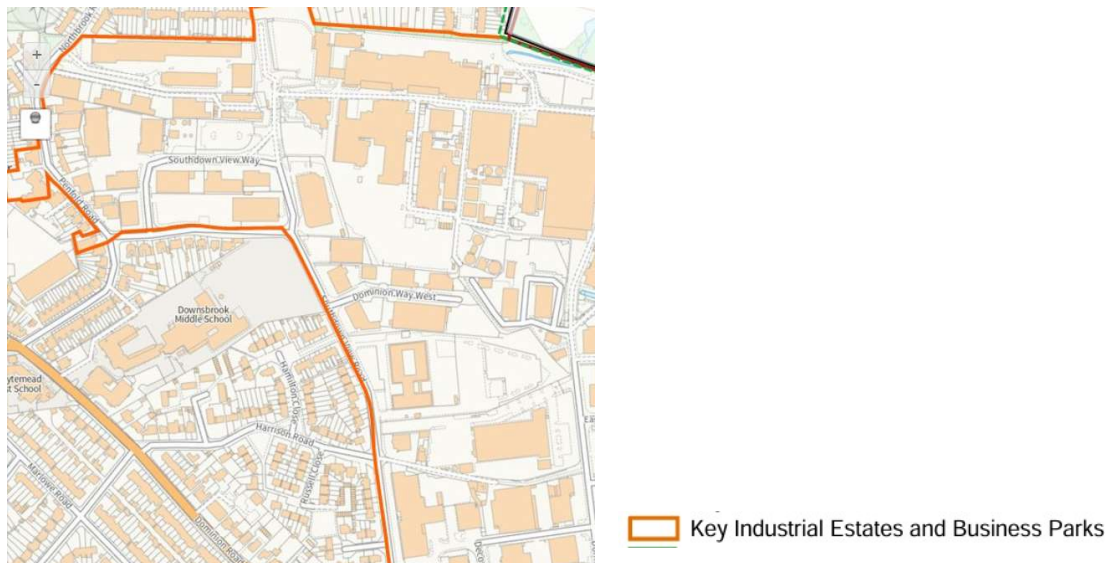
Chapter 9: Promoting Sustainable Transport

- 5.13. **Paragraph 116** states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.

Local Planning Policy

Adopted Worthing Local Plan (2023)

- 5.14. The Worthing Local Plan (WLP), which was adopted in March 2023, sets the strategic development and land-use priorities for Worthing up to 2036, and contains the policies against which development management decisions within that area are made.
- 5.15. On the Local Plan Proposals Map, the site is shown as being located within a 'Protected Key Employment Area'. See the extract below.



- 5.16. The following policies in the WLP are considered to be particularly relevant:

- Policy SP1 (Presumption in Favour of Sustainable Development);
- Policy SS1 (Spatial Strategy);
- Policy DM5 (Quality of the Built Environment);
- Policy DM11 (Protecting and Enhancing Employment Sites);
- Policy DM15 (Sustainable Transport & Active Travel);
- Policy DM20 (Flood Risk and Sustainable Drainage); and
- Policy DM22 (Pollution).

Supplementary Planning Documents and Guidance

- 5.17. The council has prepared and has adopted a number of Supplementary Planning Documents (SPDs) to provide further guidance on policies set out in Local Plan documents.
- 5.18. The Sustainable Economy SPD (2012) provides detailed guidance on how Core Strategy Policy 4 (Protecting Employment Opportunities) and Core Strategy Policy 5 (Visitor Economy) will be applied to relevant development. However, the Core Strategy has been superseded by the Worthing Local Plan (2023).

6.0 Planning Considerations

- 6.1. This section considers the proposed redevelopment, against the NPPF and the adopted Local Plan policies.

Principle of Development

- 6.2. Policy SP1 (Presumption in Favour of Sustainable Development) states that planning applications that accord with the policies in this Local Plan will be approved without delay.
- 6.3. Policy SS1 (Spatial Strategy) states that the Local Plan will seek to balance the impact of growth through the safeguarding of employment sites. Furthermore, development within the Built-Up Area Boundary (as is the case in this instance) will be permitted subject to compliance with other policies in the Local Plan.
- 6.4. Policy DM11 states that existing premises within the East Worthing Industrial Estate Key Employment Area which are used for employment uses [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))] will be protected against loss to other uses.
- 6.5. In this regard, the proposal comprises a mix of uses, as follows:

USE	AREA (SQM)	AREA (EXPRESSED AS A PERCENTAGE)
B2 (Brewery)	156	31.4
B8 (Storage)	255	51.3
Sui Generis (Taproom)	86	17.3

Proposed Mix of Uses

- 6.6. It can be noted that the primary uses are B2 and B8. The small element of sui generis is essentially ancillary to the B2/B8 uses. As a consequence, the proposed development does not result in the loss of any employment uses.
- 6.7. Furthermore, it should be noted that the proposed development would support the local community by employing local people across all demographics, offering training, progression and opportunities within its group of businesses. The company also works closely with local suppliers, food vendors, musicians, artists and independent producers, championing local talent while also collaborating with national independents for special events. Accordingly, the proposed development would accord with paragraph 85 of the NPPF by supporting economic growth and productivity.
- 6.8. As a result of the above, it has been demonstrated that the proposed development would accord with Local Plan Policies SS1 and DM11.
- 6.9. The remainder of this Planning Statement demonstrates how the proposed development accords with the other relevant policies in the Local Plan.

Visual Amenity

- 6.10. Local Plan Policy DM5 states that all new development (including change of use applications) should be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

- 6.11. In this regard, it should be noted that no external alterations are proposed, except for an upgraded entrance door and new signage on the south elevation of Unit 6.
- 6.12. As a result, there would be no adverse impacts on visual amenity and the proposed development would accord with the relevant parts of Local Plan Policy DM5.

Accessibility and Parking

- 6.13. As previously stated, paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.
- 6.14. Local Plan Policy DM15 states that new development should provide for an appropriate level of cycle and car parking, taking into consideration the impact of development upon on-street parking, residential amenity or highway safety.
- 6.15. In this regard, no changes are proposed to the existing access to the units from the Dominion Way West.
- 6.16. It is proposed that 5No. car parking spaces will be retained in the courtyard. It is considered that this level of car parking provision is sufficient for the day-to-day operation of the units, in the context of the extensive unrestricted on-street parking in the immediate vicinity. This includes spaces in Dominion Way West and Southdown View Road. Availability of these on-street spaces is likely to be good outside of normal working hours, when the use of the taproom anticipated to be most active.
- 6.17. In addition, it should be noted that the site is well served by public transport. It is located within 10 minutes' walk of the 16-bus service, which connects West Tarring and Lancing Broadway, via central Worthing and Lyons Farm. It is also within 15 minutes' walk of East Worthing railway station.
- 6.18. Furthermore, it should be noted that the proposal includes 5no. Sheffield stands in order to encourage customers to use alternatives to the private car.
- 6.19. For the avoidance of any doubt, any supply deliveries will be timed for when the taproom is closed. Delivery lorries will either reverse into the site or supply from Dominion Way West itself.
- 6.20. It should be noted that the applicants previously operated a brewery and taproom at Unit 6 Garcia Trading Estate, Canterbury Road, Worthing. The brewery operated between the hours of 08:00-17:00 Monday to Friday. The taproom opening hours varied, but typically operated Thursday to Friday 16:00-21:00, Saturday 12:00-21:00 and Sunday 12:00-18:00. There were typically 3-4 production staff on site during brewery operating hours, and between 1-4 taproom staff during taproom operating hours (depending on the day and shift). Staff predominantly arrived by train or bus, but onto site by foot or bicycle. The brewery delivery van was used as a car share occasionally.
- 6.21. Taproom visitors arriving by car were nominal to never. Customers of Tour and Tasting Experience Events occasionally arrived by car; it is estimated that fewer than 5% over a year period, typically with a shared car and a designated (non-drinking) driver. 99% of site visitors arrived by foot from local areas, by train, bus or taxi from further afield, or visitors were part of cycling and running clubs. Much like other hospitality venues, visitors arrive at different times of the day and evening, occasionally in small groups.
- 6.22. As a consequence, it is anticipated that the proposed development will not generate a significant number of trips or result in any significant impact upon on-street parking, residential amenity or highway safety. As a result of the above, it has been demonstrated that the proposed development would accord with paragraph 116 of the NPPF and Local Plan Policy DM15.

Residential Amenity

- 6.23. Local Plan Policy DM5 states that all new development should not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including an unacceptable increase in noise or vehicular movements.
- 6.24. In this regard, the application site is within a commercial area, with the nearest residential properties lying approximately 150 metres away, to the west of the site, in Hamilton Close.
- 6.25. As previously stated, the main proposed use of the units is a micro-brewery and storage, together with a relatively small taproom in Unit 6. Taking into account nature of the proposed use, the limited size of the premises, the location away from any residential area, the limited additional traffic movements, and the application of appropriate conditions (to prevent the use of the premises as a drinking establishment and restrict the opening hours), it is not considered that it would result in any significant or appreciable harm to neighbouring amenity, in terms of either noise or vehicular movements.
- 6.26. It should be noted that it is common for micro-brewers to have facilities for tasting and this is often done through applying for Temporary Events Notices in consultation with Environmental Health and Licencing at the Council. It is noted that any future complaints could be investigated under separate Environmental Health legislation if necessary. The applicants have already applied for a Premises Licence for the sale of alcohol. Licensing Conditions will be applied to the Licence to ensure the unit is a brewery and not a drinking establishment.
- 6.27. As a result of the above, it has been demonstrated that the proposed development would accord with the relevant parts of Local Plan Policy DM5.

Sustainability

- 6.28. The proposals involve changing the use of existing buildings which, in itself, is a sustainable form of development. There are no proposals to undertake any significant external works.
- 6.29. Furthermore, the intention is to partner with a local farm(s) and donate our waste grains hops and yeast to their needs for animal feed (grain) or compost (yeast & hops). The processes will generate approximately 1.5-2 tonnes of waste grain a week and 1x 1000l IBC container of liquid yeast and hop slurry every 2-3 months. If the applicant cannot find a farming partner, it will pay to have this waste collected by a commercial food waste supplier, such as Biffa. These bi-products will generally be converted into biofuel using anaerobic digestion.
- 6.30. In terms of packaging, the applicant uses recycled and recyclable materials. This includes all of its packaging boxes, paper sticking tape, aluminium cans, labels on paper reels, and recycled paper packaging protection in place of bubble wrap.
- 6.31. The applicant will be working with Recorra to manage recycling alongside its general waste and this will cover paper, glass and plastic.
- 6.32. The brewhouse will be powered by electricity and the applicant already has approval from its landlords to install solar panels that should be sufficient to power the majority of its electricity usage. The long-term plan is to store surplus electricity generated via batteries and become fully self powered.

Pollution

- 6.33. 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.

- 6.34. In this regard, it should be noted that the brewing process does not require the installation of any external flues or ventilation.
- 6.35. The brewing process entails hot water and dried grains are infused together in an insulated sealed vessel called a Mash Tun. The resulting liquid, called wort, is then boiled in a specialised tank called the 'Copper' or 'Kettle', while any spent grains are collected and donated to local farming partners. The boil lasts for an hour with the primary objective of pasteurisation, hops, fruits or other flavours may be added at this point. During the boiling period steam generated is collected in a flue and cooled with cold water injection, turning it into condensate that is either collected for cleaning or sent down the effluent drain. The boiled wort is then cooled by way of a plate heat exchanger and sent to a fermenting tank where yeast is added and the wort ferments (normally 5-10 days) at a managed temperature. Fermentation is finished when the yeast stops fermenting and creating sugar. This is measured with a hydrometer.
- 6.36. The wort conditions (normally a further 10-15 days) at a cooler temperature. During this phase the wort (now referred to as beer) may have additional ingredients added (hops, fruit, flavouring), spent yeast and hops will precipitate out of the beer and collect at the bottom of the tank. The beer may also be carbonated by means of controlled pressurisation or forced injection of Co2. Once finished, the beer is packaged into can, keg and/or cask.
- 6.37. The remaining trub (leftover beer, hop and yeast waste) is collected and either donated to a farming partner for compost or collected for biofuel.
- 6.38. Trade Effluent Consent is to be provided by the applicant's water retailer, Water Plus. Trade effluent will contain water, beer, traces of yeast and hop slurry and cleaning chemical waste.
- 6.39. Whilst the process includes the use of a number of chemicals, as set out in the Application Form, rinse water is used between applications of all these chemicals so they cannot mix in the drains and cause harmful gases. They are always sent to drain diluted and after their cleaning cycle, the process of which will generally reduce their effectiveness/strength.
- 6.40. As a result of the above, it has been demonstrated that the proposed development would accord with the relevant parts of Local Plan Policy DM22.

Flood Risk

- 6.41. 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.
- 6.42. As previously stated, the SFRA 2024 identifies that parts of the site are susceptible to surface water flooding. The Environment Agency's standing advice would apply to this change of use with a vulnerability classification of 'less vulnerable'.
- 6.43. As per the recently refused planning application (LPA ref: AWD/0964/25) at Unit 5, the application is supported by a flood risk form. It confirms that floor levels would be no lower than existing levels and that flood proofing measures would be incorporated where appropriate.
- 6.44. The applicant 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 ensure safe access and egress to the site.
- 6.45. In respect of drainage, it should be noted that there would be no increase in the extent of the impermeable area.

- 6.46. As a result of the above, it has been demonstrated that the proposed development would accord with the relevant parts of Local Plan Policy DM20.

7.0 Conclusions

7.1. This Planning Statement supports the submission of a change of use application to Worthing Borough Council.

7.2. The application seeks full planning permission for the following description of development:

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, pedestrian access ramp and a semi-permanent double toilet block.

7.3. The site is located within the East Worthing Industrial Estate Key Employment Area. Existing employment premises within this area are protected against loss to other uses, unless it can be demonstrated that the introduction of alternative uses is required to retain a diverse and resilient local economy.

7.4. In this regard, the proposed primary uses are B2 and B8, with a small element of sui generis which is essentially ancillary to these uses. Furthermore, the proposed development would support the local community by employing local people across all demographics, offering training, progression and opportunities within its group of businesses. The company also works closely with local suppliers, food vendors, musicians, artists and independent producers, championing local talent while also collaborating with national independents for special events.

7.5. In terms of visual amenity, no significant external alterations are proposed to either of the units.

7.6. In terms of residential amenity, the proposed development would result in no significant impact on the amenity and quiet enjoyment of existing residents.

7.7. In terms of accessibility and parking, appropriate provision can be made in accordance with relevant guidance. Furthermore, the proposed development will not lead to a severe impact upon the operation of the local transport networks or a significant impact on road safety.

7.8. In terms of sustainability, the proposals involve changing the use of existing buildings which, in itself, is a sustainable form of development. Furthermore, the intention is to partner with local farm(s) and donate waste grains hops and yeast to their needs for animal feed or compost. In addition, the applicant uses recycled and recyclable materials. The applicant aims to install solar panels to power the majority of its electricity usage.

7.9. In terms of pollution, the brewing process does not require the installation of any external flues or ventilation. In addition, any cleaning chemicals would always be sent to drain diluted.

7.10. In terms of flooding, the floor levels would be no lower than existing levels and that flood proofing measures would be incorporated where appropriate. Furthermore, the applicant 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.

7.11. Overall, it is concluded that this submission addresses all of the relevant requirements set out in both the NPPF and the Worthing Local Plan (2023). As a result, it is respectfully requested that planning permission should be granted without delay.