Development Control – Delegated Officer Report

Application Number: AWDM/0758/25 **Recommendation: Approve**

Site: **167 Brighton Road, Worthing**

Proposal: **Change of use from 2no. residential units (Use Class C3) to Trauma Therapy Centre for Children (Use Class E(e))**

Site visit: 29.07.2025

Neighbours checked: Y

Additional neighbour notifications: N Site notice posted 22.7.2025

Proposal, Site and Surroundings

The site relates to a Victorian terraced property located on the north side of Brighton Road opposite the seafront. No.167 contains two flats and is set within a two and a half storey terrace block which is set back from the street frontage, where the terrace generally retains a strong uniformity with period detailing. Replacement PVCu windows have been installed at the site, however. There is a small garden area to the frontage of the site with a decorative tiled pathway, bin storage located on a hardstanding with slate chippings surrounding, and there is a planted border surrounding the bay window. There is a low brick and flint boundary wall to the site frontage. At the rear there is a small, enclosed courtyard amenity space.

The application proposes a change of use to form a Trauma Therapy Centre for Children. The proposed use has been described as use class E (e) in the application details.

The layout of the proposed therapy centre would include a reception/office, staff kitchen, existing bathroom to remain, a waiting room and sensory room on the ground floor, and two therapy rooms, play room, office, existing bathroom and wc on the first floor, and a further therapy room and wc/shower room at second floor level.

The hours of use are proposed to be between 08.30 to 18.30 Monday to Friday and staffing would include one full time administrator, one part time Psychologist (Clinical Director) working 4 days per week, two part time psychotherapists working 2 days per week, one part time psychotherapist working one day per week (10-3pm), one part time psychotherapist working 2 days per week (4-5pm) and one ad-hoc sensory therapist seeing no more than 2 children per week.

No external alterations are proposed as part of the application. A proposed vehicular crossover was included on the original submission to provide access

to a new parking space at the site frontage with the front boundary wall to be removed. However, this has since been deleted from the proposals.

The application is described in the applicant's supporting statement as follows:

This application seeks permission for change of use for Flats 1 and 2, 167 Brighton Road, Worthing, BN11 2EU, to allow the continuation of specialist trauma therapy services for vulnerable children and young people, delivered by Elevate-Evolve Ltd.

Background

In 2021, Sussex Psychology Services Ltd was granted planning permission for change of use at 28 Madeira Avenue, Worthing (BN11 2AU), transitioning from its previous location at 88 Bramley Road. Since then, the new location has enabled a local team of trauma trained psychologists and therapists to provide much needed high-quality therapeutic and assessment services to very vulnerable children and young people across the Worthing community.

Currently, 65% of the children receiving therapy through this service reside within 10 miles of Worthing and a further 25% live within 20 miles. These children, often adopted or living with Special Guardians or kinship carers, have typically experienced complex early developmental trauma. This essential work is largely funded through the Adoption Support Fund (ASF), a central government initiative.

Dr Christie-Sands, owner of Sussex Psychology Services Ltd, has recently withdrawn from providing clinical services and will return 28 Madeira Avenue to residential use. This change risks a serious disruption to an essential assessment and therapeutic service relied upon by highly vulnerable children and families across the region.

Proposed Continuation Through Elevate-Evolve Ltd
To ensure continuity of care, Elevate-Evolve Ltd has been established by Daniela Gerard (Senior Psychologist) and Valerie Newton (Clinical Services Manager)—both formerly with Sussex Psychology Services Ltd. Adoption South East, Regional Adoption Agency has confirmed its commitment to continue funding services through this new organisation.

The proposed base for Elevate-Evolve is 167 Brighton Road, currently a residential property owned by Valerie Newton. The property is ideally suited for therapeutic use, offering a calm and safe environment with soundproofing to protect confidentiality, fire safety features, and excellent transport links. This includes proximity to both East and Central Worthing railway stations and easy access to the 700 bus route. Local car parks provide ample parking for staff and visitors travelling by car.

Each therapist typically sees 4–5 clients per day for hour-long sessions, and some parental and adult work is now conducted remotely, a development accelerated by the COVID-19 pandemic.

Clinical Need and Specialist Expertise
The need for timely, specialist psychological support is acute. Children referred to CAMHS (Child and Adolescent Mental Health Services) for assessments such as Autism or ADHD often wait over three years. Elevate-Evolve will offer these assessments and provide ongoing support for parents managing such complex developmental conditions.

Our team of psychologists and therapists are trauma-trained, many with decades of experience in this highly specialised field. Their work is grounded in the Neurosequential Model of Therapeutics (NMT)™, developed by world-renowned psychiatrist Dr Bruce Perry. This neuroscience-informed model is designed to support recovery from complex trauma by focusing on regulation, relational connection, and reasoning. Our psychologists are trained in this model and collaborate closely with Dr Perry's teams in the U.S. and Europe.

Few UK-based services can match this level of expertise, and its local presence in Worthing is critical for vulnerable families.

Property Suitability
167 Brighton Road is well suited for therapeutic use:

- *Four dedicated therapy/assessment rooms, including one specifically designed for creative and sensory work (play, art, sensory integration, attachment therapy).*
- *No structural changes proposed, except for a dropped kerb and removal of a section of the front garden wall to create a single disabled parking bay, for less mobile clients.*
- *Quiet, professional environment operating Monday to Friday, 8:30am to 6:30pm only.*
- *No forensic or high-risk cases will be managed from this location.*
- *Use will not cause disruption to neighbouring properties.*

The building was previously registered as The Anchorage Hotel, later converted by OT Holdings Ltd into residential flats in the early 2000s. Historically, the site also supported consultancy and assessment services, making this proposed use both appropriate and consistent with past usage.

Whilst the application does represent the loss of two residential units, 28 Madeira Avenue will be returned to residential use, reintroducing a large, refurbished family home to the local housing market (3 receptions, 5 bedrooms).

We are prepared to accept a Section 106 agreement requiring reversion to residential use should Elevate-Evolve Ltd cease to trade.

Policy Consideration: Worthing Local Plan – Policy DM1
We acknowledge Policy DM1 of the Worthing Local Plan, which resists the loss of residential accommodation except in exceptional circumstances. However, this application clearly meets an identified and urgent community need for specialist mental health services and therapeutic support. Given the withdrawal

of Sussex Psychology and the limited local capacity to provide such specialist trauma-informed care, granting this application will ensure essential continuity for vulnerable children and families.

Government and Community Support
The Adoption Support Fund has enjoyed broad cross-party and cross-sector support, described by MPs, parents, and therapists as a "lifeline" for children experiencing the lifelong consequences of early trauma. While recent political shifts raised questions about the ASF's future, the current government—specifically the Under Secretary of State for Education, Janet Daby—has affirmed its support, recognising the critical role such services play in reducing long-term care dependency.

Without therapeutic support, more vulnerable adoptive and Special Guardian placements will fail. Approximately 25% of adoptions break down without such support, leading to a return to local authority care—an outcome that is both financially burdensome and damaging for the child and family.
The consequences of failing to support these children can include:

- *Escalating mental health issues (anxiety, depression, self-harm, suicidal ideation)*
- *Undiagnosed conditions affecting long term access to learning and future employment prospects*
- *Increased school exclusions*
- *Involvement with the criminal justice system*
- *Homelessness, addiction, and teenage pregnancy*
- *Lifelong dependency on public services*

Our experience shows that therapeutic intervention not only stabilises the child but can often save family placements from breaking down. The support provided by Sussex Psychology Services—and now intended through Elevate-Evolve—has been the decisive factor for many families who were close to ending their guardianship or adoption arrangements.

Parental and Family Support
The therapeutic process extends beyond the child. Families require psychoeducation and emotional support to understand and adapt to the child's needs. We work in close partnership with parents, carers, and schools to support them in understanding and responding to complex behaviours, including emotional dysregulation, separation anxiety, hypervigilance, rejection sensitivity, lack of impulse control, oppositional defiance, sleep disturbance and eating disorders. Without this guidance, even the most nurturing families can feel overwhelmed and defeated.

Our service empowers families to remain intact, fosters emotional healing, and promotes healthy development.

Summary of Key Points

- *No structural alteration proposed save for one disabled parking space.*
- *Calm, therapeutic setting, respectful to neighbours and local community.*

- *Limited operating hours (Mon–Fri, 8:30–6:30).*
- *A crucial specialist local mental health service for children and young people.*
- *No forensic or high-risk client base.*
- *Willingness to enter Section 106 agreement for future residential reversion.*
- *Net housing impact is neutral, as 28 Madeira Avenue returns to residential use.*
- *Direct alignment with Worthing Local Plan's exception clause for Policy DM1, due to strong community benefit.*

This application is made in the urgent interest of safeguarding mental health provision for some of Worthing's most vulnerable children and preserving access to specialist trauma-informed care. Without a suitable base from which to operate, these services—and the families who rely on them— face unacceptable disruption. Approval of this change of use will ensure that a trusted, established and local therapeutic team remains available to meet an essential need in the local community.

Relevant Planning History:

03/00423/CLE - Application for Certificate of Lawfulness for use of property as offices with ancillary occupational test training centre
STATUS: NISSU 6th June 2003.

06/1047/FULL - Change of use from offices to 2 no. self contained flats.
STATUS: APP 1st November 2006.

08/1030/FULL - Retrospective application for replacement PVCu windows.
STATUS: CON 24th June 2009.

Consultations:

The **Highway Authority** raises no objections to the proposals and has provided the following comments:

This application is for the change of use from 2 residential units to trauma therapy centre for Children – Use class E(e). The site is located Brighton Road, an A-classified road subject to a speed limit of 30mph.

The proposed plan demonstrates that a new vehicular access to the site will be provided. The plan demonstrates only partial visibility splays, however an inspection of WSCC mapping indicates that splays of 2.4 x 43m in each direction are achievable in this location, and are maintainable wholly within the public highway.

The proposed VCO will be 3m in width and is situated in close proximity to a pedestrian crossing, within the zig-zag markings. Four therapy rooms will be provided on site, which will serve 4-5 clients each per day. Most clients will therefore arrive to the site on foot or public transport. As such, on a worst-

case basis, it is anticipated that there would be 8-10 movements per day at the proposed access; which would not be considered to have an unacceptable impact on highway safety. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been recorded injury accidents within the immediate vicinity of the site, however, from an inspection of accident data it is clear that these were not due to any defect with the road layout.

Any new vehicular access onto publicly maintained highway is subject to a licence obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage. The applicant is encouraged to ensure that their access proposals align with the WSCC guidance, WSCC Vehicular Cross Over: Application Criteria guidance, which can be found at the following link:
https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Due to the proximity to the pedestrian crossing, the proposed plans indicate that pedestrian visibility splays of 2 x 2m are achievable in this location, and these splays will remain clear of obstructions over 0.6m in height.

The plans indicate that a parking space of 2.4 x 4.8m will be provided on site, sufficient for one vehicle to park. The Design and Access Statement indicates that this space will be used for disabled parking, for less mobile clients. A turn on site would be preferable in this location, however the LHA acknowledge the site constraints.

The site is sustainably located, within walking distance of Worthing town centre and proximity to a bus stop. Secure and covered cycle storage should be provided to encourage alternative transport methods to the private car.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Access (Access to be provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in

accordance with the details shown on the drawing titled Change of Use Plans and numbered 1625:1.
Reason: In the interests of road safety.

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Brighton Road in accordance with the details shown on the drawing titled Change of Use Plans and numbered 1625:1. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.
Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Following deletion of the vehicular access and parking that was included in the application as originally submitted, the **Highway Authority** have commented again as follows:

The LHA has been re-consulted on this application following withdrawal of the proposed new vehicular access and parking space to the site frontage. As such, clients and staff will arrive on foot or via public transport.

The site is sustainably located, within walking distance of Worthing town centre and proximity to a bus stop. Secure and covered cycle storage should be provided to encourage alternative transport methods to the private car and can be secured via condition.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, a condition securing cycle storage is advised.

The Council's **Drainage Consultant** has commented as follows:

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the change of use from 2no. residential units (Use Class C3) to Trauma Therapy Centre for Children (Use Class E(e)); new vehicle access. The application is to Worthing Borough Council.

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

The Councils **Environmental Health Officer** has made the following comments.

The development site is along a busy road that has been identified by DEFRA as an important area for noise. Therefore they will need an acoustic scheme to protect the new health care facility from traffic noise.

I would recommend a Pro PG noise assessment to ensure the final acoustic scheme for the facility meets the required internal noise limits for therapy rooms set out in the Department of Health's Health Technical Memorandum 08-01 attached for easy reference.

The final acoustic scheme shall also consider ventilation and overheating, should windows have to be closed to meet the internal noise standards.

Representations:

Four representations have been received from the occupiers of No. 161, 163, and 173 Brighton Road objecting to the application on the grounds summarised as follows:

- Highway/pedestrian safety issues- vehicular parking is not acceptable next to traffic light/pedestrian crossing where there has been a number of accidents. Increase risk of further accidents. Poor visibility of traffic and pedestrians, difficulties in both directions on busy A-road
- Inaccuracies in the submitted details in relation to pelican crossing/street furniture/visibility splays
- Seldon area has more than its fair share of HMOs with residents requiring specialist care – this proposal puts added burden on the residential area in general

The applicant has responded to the representations with the following comments:

In response to recent comments please note the application has been amended to remove the request for parking at the front of 167 Brighton Road.

Furthermore, for absolute clarity there is no connection with 167 and 169 Brighton Road. I notice that my name appears on the application for 169 Brighton Road to be converted to 5 flats. I do not own 169 Brighton Road and it is not my application.

A further point of clarity: the proposal for a therapeutic clinic is not in any way residential. Clients will visit for therapeutic sessions during normal working hours.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM5 (Quality of the Built Environment)
DM8 (Planning for sustainable communities/community facilities)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)

National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

Principle of Development

Policy DM1 seeks to resist any net loss of existing residential accommodation (Use Class C3). Planning applications that result in the loss of residential accommodation will not be permitted unless one or more of the following exceptions apply:

i) it can be demonstrated that the accommodation cannot be renovated to achieve satisfactory housing standards;

ii) the proposal would result in a net gain in units of affordable housing;

iii) the loss would enable residential units to be enlarged to meet residential space standards;

iv) the proposed change of use will provide a local community service/ facility that meets an identified need;

v) it can be demonstrated that a proposed change of use is the only practicable way of preserving the special architectural or historic interest of a listed building or other building of heritage significance; or

vi) applications for the conversion of flats or Houses in Multiple Occupation (HMO) back to family sized homes will be considered on their merits taking account of other considerations including, for example, amenity considerations and evidence regarding the need for family homes.

The practice has been operating from a previous residential property at No.28 Madeira Avenue where a change of use to a psychology and psychiatry practice was approved in 2020 (AWDM/1711/20 refers). The intention is to cease this use at No.28 Madeira Avenue and return it to residential use, although no such application has been received at this time. It is therefore not formally considered in relation to the loss of residential accommodation in the current application at No.167 Brighton Road which should be considered on its own individual merits.

Nevertheless, an exception under (iv) above can be considered where the proposed change of use will provide a local community service or facility that meets an identified need. In this respect it is relevant to note that the use as psychology and psychiatry practices was previously accepted as a community use that justified the loss of residential accommodation in both the former site at No. 88 Bramley Road (application AWDM/1957/17) and at the current site at No. 28 Madera Avenue (AWDM/1711/20).

Communities need a range of education, health, social, community and cultural facilities and services to support their health and mental well-being. These are provided by a variety of service providers. It is important that these are accessible to all and respond to the needs of different ages and groups, particularly those with disabilities, those with limited mobility and more deprived members of the community. Locating these services close to the communities they serve, helps reduce the need to travel as well as creating strong inclusive neighbourhoods.

Policy DM8 states that:

a)The Council will support improvements to health, education, social, community and cultural facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable

impact on the occupiers of adjacent properties.

b) The provision of multi-purpose facilities and the sharing or extended use of facilities that can be accessed by the wider community will be encouraged.

c) The Council will work with service providers to deliver appropriate facilities in accessible locations. Proposals by service providers for the delivery of facilities in appropriate locations to meet the needs generated by new development and existing communities will be supported in principle.

d) The Council will seek planning obligations to secure new and improved community facilities and services to mitigate the impact of developments. The Council may also fund improvements to community facilities using receipts from the Community Infrastructure Levy.

e) Development which would result in the loss of community facilities will normally be resisted and will only be permitted where:

i) an accessible replacement facility of a similar nature is provided that meets the needs of its current and intended users, as well as the local community; or
ii) it can be demonstrated that the existing premises are no longer required or viable in their current use and the premises have been appropriately marketed for an alternative community use.

In this case the practice offers a highly specialised therapeutic and assessment service to vulnerable children and young people across Worthing. The applicant's supporting letter details how opportunities to access such services and the level of expertise that the practice offers are relatively scarce and its local presence in Worthing is critical for vulnerable families. With the withdrawal of the current practice, the ability to continue access to such services in a sustainable location is, therefore, welcomed in principle. However, given the broad spectrum of uses possible within Class E which cannot necessarily be justified in terms of providing a community facility to meet an identified need, if approved it is considered necessary to limit the use specifically to that proposed as a Trauma Therapy Centre by condition which would allow further consideration and control over alternative uses.

Residential Amenity

This is a predominantly residential area with neighbouring residential accommodation in the adjoining properties. Brighton Road itself is a busy A-classified road which is relatively heavily trafficked. The main impact would be to the neighbouring occupiers within the terrace particularly the neighbouring flats at No.169 Brighton Road to the east and No.165 Brighton Road to the west and to No. 1 Windsor Road immediately to the north of the site.

Patients would be seen between 8.30am to 6.30 pm Monday to Friday. In terms of numbers of employees, the applicant has clarified that there would be one full time administrator, a clinical director 4 days per week (9-5pm), one ad hoc

sensory therapist dealing with no more than 2 children per week, and four part time psychotherapist covering the following hours:

1 part time psychotherapist Tuesday and Thursday 10am-4pm
1 part time psychotherapist Wednesday and Friday 10am-5pm
1 part time psychotherapist Monday 10am-3pm
1 part time psychotherapist 4pm-5.00pm two days per week

Further information has been provided on how the use would operate outlining that therapy sessions are 50 minutes long and usually booked on the hour with a maximum of 5 patients per day seen by a therapist and no more than 3 patients per hour likely on any day. The building layout and working practices would allow up to 3 therapists working at any one time.

A reception and waiting area would be provided which would allow any visitors to the site to wait within the building to help minimise any disturbance to nearby occupiers. It is also acknowledged that the part time working practices of some therapists and with the number of therapy rooms limited to three would naturally limit patient numbers and therefore comings and goings at the property each day.

It should also be noted that the existing practice has been operating in a residential location as it did in its former location without detriment to the amenities of that locality.

Although this property is within a terrace with adjoining residential accommodation to neighbouring properties, the daytime hours of operation would be reasonable and on the basis of the details outlined, and having regard to the wider benefit to the community, it is considered that the intensity and nature of use of the property would not warrant refusal of the application on residential amenity grounds.

The specific working practices outlined by the applicant can be controlled by condition by way of securing implementation of a Management Plan in the interests of protecting residential amenity. This has been provided during the course of the application to confirm working practices, patient/staff numbers, and measures to make clear to visitors the available parking and alternative methods of transport available in the area. Given the specific circumstances of the use a condition to limit the use to a Trauma Therapy Centre and no other uses within Class E is also recommended in the interests of protecting residential amenity.

No objection has been raised by the Environmental Health Officer subject to an acoustic scheme to protect users of the facility from traffic noise and ensuring that the proposal meets the required noise limits for therapy rooms which can be secured by condition in the interests of amenity.

Visual Amenity

Following concerns over the visual impact of the vehicular access and parking area, the applicant has agreed to delete this element from the application. Therefore, no external alterations are proposed as part of this application. Given the nature of the proposed use and the surrounding character it is considered that the proposed change of use would not have any significant detrimental impact on the character of the area.

Access and Highways

The site can be considered sustainable to the extent that it is within walking/cycling distance of local services and the town centre and is served by bus services in Brighton Road which provide connections to the town centre and wider area.

The applicant has agreed to delete the proposed vehicular access from the application to address visual amenity concerns which would result in zero parking provision at the site. Cycle parking provision has been indicated on the plans and would help to reduce the reliance on the private car and can be secured by condition if approved. The Highway Authority has been reconsulted and no objection has been raised in terms of parking, highway safety or transport grounds.

Sustainable Development

The SFRA 2024 identifies parts of the site as being susceptible to surface water flooding and Flood Zone 2 is at the edge of the front boundary of the site where the Environment Agency's standing advice would apply to this change of use with a vulnerability classification of 'more vulnerable'. The applicant has provided a basic flood risk assessment which outlines floor levels and existing drainage. The FRA points to the flood zone being at the boundary of the site only. In respect of drainage it is noted that there would be no increase in impermeable area and no objection has been raised by the Councils drainage consultant on surface water grounds. Whilst it is acknowledged that the flood zone is at the edge of the site, no alterations are proposed, and it is noted that the vulnerability classification would not alter as a result of the proposed change of use, the ability for users to safely evacuate and whether adequate flood warnings would be available to users should be considered. A flood warning and evacuation plan is recommended to ensure safe access and egress for the site.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Use limited to Trauma Therapy Centre only and no other purpose within Class E
4. No patients to be seen other than between 0830 hours to 1830 hours Monday to Fridays

5. Acoustic scheme to be agreed and implemented within 2 months
6. Implementation of a flood warning and evacuation plan
7. Management Plan to be implemented
8. Cycle parking to be implemented

Informative

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.

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

Case Officer: Rebekah Hincke Date: 24.09.2025

Authorised by: Louise Prew Date: 29/09/2025