WORTHING BOROUGH COUNCIL

A.J.Salter & Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0758/25

Details of Development
CHANGE OF USE FROM 2NO. RESIDENTIAL UNITS (USE CLASS C3) TO TRAUMA THERAPY CENTRE FOR CHILDREN (USE CLASS E(E))

Location of Development
167 BRIGHTON ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 10th June 2025.

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

G Peck

Gary Peck
Head of Planning & Development
29/09/2025

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

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

Reference/Drawing Number	Version	Date Rec
FLOOD RISK ASSESSMENT		10.06.2025
DESIGN & ACCESS STATEMENT		12.09.2025
EXISTING & PROPOSED PLANS & ELEVATIONS	1625:1 B	12.09.2025
PATIENT MANAGEMENT PLAN		11.09.2025

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

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

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

03. The premises shall only be used as a Trauma Therapy Centre for Children and for no other purpose within Use Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *To retain planning control over alternative uses and in the interests of amenity having regard to policies DM1, DM5 and DM8 of the Worthing Local Plan.*

04. No patients are to be seen at the premises outside of 0830 hours to 1830 hours Monday to Fridays (excluding Bank and Public Holidays).

Reason: *In the interests of the amenities of surrounding residential properties having regard to policy DM5 of the Worthing Local Plan.*

05. Within 2 months of the date of this decision an acoustic scheme to protect the facility from external transport noise shall be submitted to and agreed in writing by the Local Planning Authority and shall be fully implemented and retained thereafter unless as otherwise agreed in writing by the Local Planning Authority. The scheme shall have regard to the principles contained within the Department of Health's Health Technical Memorandum 08-01. The scheme shall include full details of glazing, ventilation and a strategy to prevent overheating where windows need to be kept closed to meet the internal noise criteria set out in the memorandum.

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

06. A Flood Warning and Evacuation Plan shall be fully implemented throughout the lifetime of the development to ensure safe access and egress during a flood event. This shall include registering the business with the Environment Agency's free flood warning service: https://www.gov.uk/sign-up-for-flood-warnings and identifying and displaying on the premises the actions and evacuation route in the event of a flood.

Reason: *To minimise risk from flooding in accordance with policy DM20 of the Worthing Local Plan and the NPPF.*

07. The development shall be carried out in accordance with the submitted Patient Management Plan deposited 11 September 2025 and shall be fully implemented and maintained throughout the lifetime of the development unless as otherwise agreed in writing by way of an application to the Local Planning Authority.

Reason: *In the interests of residential amenity having regard to policy DM5 of the Worthing Local Plan.*

08. Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with the submitted details hereby approved. The approved cycle facilities shall be provided on the site before the development is first brought into use and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport having regard to policy DM15 of the Worthing Local Plan.*

Informatives / Notes to Applicant

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

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

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

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

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

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

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