From: Jo Morin <jo.morin@adur-worthing.gov.uk>
Sent: 15 August 2025 08:47:12 UTC+01:00
To: "Jo Morin" <jo.morin@adur-worthing.gov.uk>
Subject: Fwd: 4 Woods Way

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From: **Tracy Wigzell** <tracy.wigzell@adur-worthing.gov.uk>
Date: Thu, 14 Aug 2025 at 11:37
Subject: Re: 4 Woods Way
To: Jo Morin <jo.morin@adur-worthing.gov.uk>

Hi Jo
I have concerns about this one as it appears to be occupied and of reasonable quality with easy roll up access and office and storage space and parking. On James and James website its states :

James and James Commercial Ltd are delighted to bring to the market this spacious indutrial unit TO LET.The premises comprise of ground floor industrial unit with roller shutter door, office space to the rear of the property leading to a kitchenette and WC. The property also benefits from a large first floor which is currently being used as storage but could be used as office space. There are 4 parking spaces to the front of the building. The property is approximately 4500sq ft. New Lease terms to be agreed, rental of £27,000pa. Woods Way is situated off Mulberry Lane, Goring-by-Sea and forms part of an established industrial estate with major occupiers such as Total Building Materials and World of Books. The Development is situated less than half a mile from the A259 providing excellent links to neighbouring towns along the south coast.EPC rating - Upon request Legal fees - each party to pay their own legal fees.

Its located on the north side of Woods Way within the wider Goring Business Park.which is a protected key employment area. Policy DM11 clearly states that :

a) Existing premises, sites or floorspace which are used for, or last used for, employment uses, located within the following Key Employment Areas will be protected against loss to other uses

It also goes to state that :
c) These key employment areas are essential in maintaining a strong and diverse supply of employment sites and premises to meet the needs of the local economy and given the significant land constraints the Council are seeking to protect them for employment uses appropriate to their location. 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:'

As such it should only be in exceptional circumstances that we should consider the loss of an employment use to an alternative use and the criteria i to iv.

I can see nothing in this application that would justify an exception to this policy position. We continue to have a shortage of all land uses across Adur and Worthing and as such we must protect what we have where it offers good quality accommodation and for which there is a demand. We do acknowledge the value of the proposed use for our communities and local economy but would suggest a protected employment is not the appropriate location for such a use.

It would be interesting to see what sites they have looked at.

I also note the application formas states no potential contamination but given the previous (Class B2 (General Industry) to motor vehicle servicing, repairs and MOT testing (sui generis) and current use there are potential contamination issues to be explored.

Hope that helps.

Tracy