THE WORTHING SOCIETY

[redacted]

[redacted]
Senior Planning Officer
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing
BN11 1HA

11 May 2025

[redacted]

[redacted]

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/0371/25 | 82 - 84 MONTAGUE STREET WORTHING WEST SUSSEX BN11 3HF

Change of use from retail (Class E) to an Arcade incorporating Bingo (Sui Generis)

Thank you for requesting our comments in respect of the above proposed change of use. The building is located in the Montague Street Conservation Area and immediately adjacent to No.80 Montague Street which is a Grade II Listed Building (circa 1800) and remodelled in the Victorian period.

I have now had the opportunity to discuss the proposal with our Heritage Team who refer to the Conservation Area Appraisal Document which 'states:

"In the 1880's Montague Street emerged as an important commercial and retailing street with a lively character which it retains today. Pedestrianisation in 1968 from the centre of town to Crescent Road has enhanced its lively bustling character and reputation as a shopping street".

We consider the proposed introduction of an Arcade to be unacceptable. It would dilute the retail character of Montague Street, which is an important element of the conservation area, and would not be in keeping with the 'setting' of the proximate listed building.

We also concur with the objector who raises concerns about the effect of introducing a gambling facility where there are vulnerable members of the community.

Continued……/

In summary and for the reasons stated the Society objects to this application.

Yours sincerely

[redacted]

[redacted]

Cc: [redacted], Design & Conservation Architect, Adur & Worthing Councils
Cc: [redacted] BSc(Econ), DipTP, MRTPI (Retd) Worthing Society Heritage Team
Cc: Planning Dept., Adur & Worthing Councils (REDACTED)