Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/04/2025 4:48 PM from Dr Juliet Attwater.

Application Summary

Address:	82 - 84 Montague Street Worthing West Sussex BN11 3HF
Proposal:	Change of use from retail (Class E) to an Arcade incorporating Bingo (Sui Generis)
Case Officer:	Jackie Fox

Click for further information

Customer Details

Name:	Dr Juliet Attwater
Address:	10 Mill Lane, Storrington, Pulborough RH204NF

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I am writing to formally object to the above planning application for the change of use from a retail unit to a gambling arcade incorporating bingo at 82-84 Montague Street, Worthing. This location lies within the heart of Worthing's primary shopping area, and I believe this proposal poses a number of serious risks to the wellbeing, character, and sustainability of our town centre. My objections are outlined below: 1. UNDERMINING THE RETAIL CHARACTER OF MONTAGUE STREET Montague Street serves as a key retail hub, integral to the town's economy and its attractiveness to both locals and visitors. Introducing a gambling use at this central location risks undermining the retail-led vibrancy of the area, potentially discouraging future investment and leading to a gradual decline in the variety and quality of businesses present. 2. NEGATIVE IMPACT ON VULNERABLE INDIVIDUALS

The introduction of a gambling facility-particularly one so prominently located-may increase the risk of gambling-related harm among vulnerable groups. These include individuals with mental health conditions, those experiencing financial hardship, and young people. The planned venue is also in close proximity to organisations that work with such vulnerable groups, including the YMCA in Shelley Rd, the CAMHS Acre day hospital in Wordsworth Rd, the homeless charities Turning Tides, and the Worthing Homeless Project in Byron Rd.

Locating such a venue in a family-oriented shopping street exposes more residents to potential harm.

3. CONFLICT WITH LOCAL PLANNING POLICY

Worthing Borough Council's planning policies are clear in seeking to:
- Protect Class E uses in key shopping areas;
- Promote town centre vitality and pedestrian activity;
- Encourage sustainable economic growth.

This application does not support those aims and instead risks reducing the diversity and continuity of retail offerings at street level.

4. DETRIMENT TO COMMUNITY WELLBEING AND REGENERATION

Permitting this change would work against ongoing efforts to regenerate and enhance Worthing's town centre. Gambling establishments do not typically support community cohesion or cultural vitality and may detract from the safe, inclusive atmosphere that Worthing strives to promote.

5. POTENTIAL FOR ANTISOCIAL BEHAVIOUR AND ASSOCIATED HARMS

Gambling premises can be linked to increased antisocial behaviour, littering, loitering, and crime. This could impact other nearby businesses and reduce the sense of safety in the area.

6. RISK OF SETTING A PRECEDENT

Approving this application could open the door to further similar changes, resulting in a cluster of non-retail, high-risk uses that shift the town centre's identity away from a balanced, community-serving space.

In conclusion, I urge the planning department to consider the long-term interests of the community and reject this application.

Worthing deserves a vibrant, diverse, and welcoming town centre - not one dominated by uses that can bring harm to its most vulnerable residents.

Thank you for considering my views.