LEWIS&CO

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Adur and Worthing Councils

By email

03 July 2025

Dear Sirs

97-99 MONTAGUE STREET, WORTHING, BN11 3BN

This letter is submitted in respect of a planning application for the installation of new shopfront to the above property.

The application does not result in any loss of green space, and so falls within the de minimis parameters for biodiversity net gain.

The site is not located within a conservation area, and so heritage, and design and access, statements are not required.

On this basis, the application comprises the application forms, CIL forms, this letter and drawing 3110/01 – which contains the location plan, block plan and existing and proposed plans and elevations.

Note that a scheme for new access arrangements at the rear of the site is the subject of a separately submitted planning application.

The Site

The site accommodates a very large retail store with main trading space on the ground floor and ancillary space on the first floor.

The premises are currently empty, having been vacated by Argos more than a year ago.

Lewis and Co Planning South East Limited
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Premises in current condition



Premises when trading as Argos:



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The site is not located within a conservation area, though is adjacent to the Montague Street conservation area's eastern boundary:

Montague Street Conservation Area – shown edged green:



The Scheme

The premises have now been purchased by the applicants, and they have found new tenants who will be moving in later this year. The new tenants' requirement is for an upgraded retail frontage, together with maximisation of "zone A" retail space. The application therefore proposes a new full glazed frontage without the recessed entrance area that previously existed. Two

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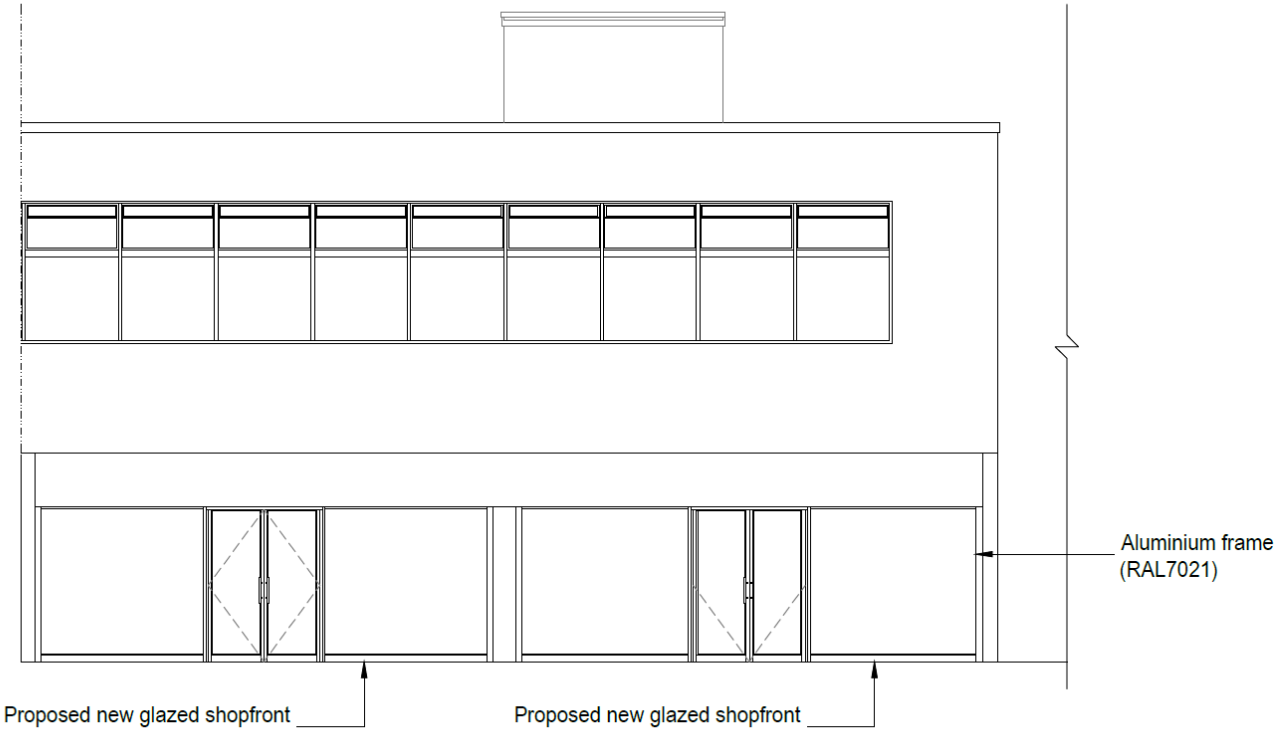
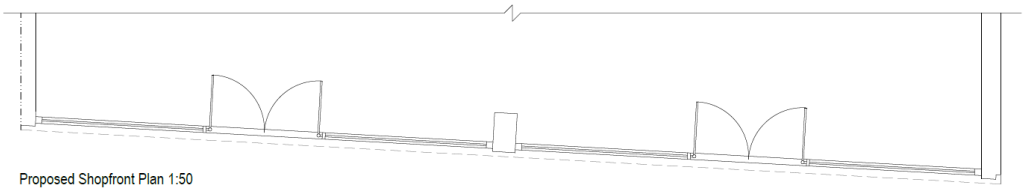
sets of doors will be provided in order to "future proof" the building (allowing for it to be split into two shops in the future – as finding a tenant that wanted all the retail space was difficult).

Proposed Frontage:



Proposed Frontage:



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Conclusions

The proposed development is very minor but will help facilitate bringing an unused building back into use.

The scheme will also future proof the site, so that if new tenants are required in the future, there will be the ability to split the very large retail unit into two units – which should help in reducing the potential for long vacancies.

As new tenants are waiting to move in, we trust that the application can be dealt with as expeditiously as possible.

Yours faithfully

LCP

Lewis & Co Planning

If you need to contact Lewis and Co Planning with regard to the content of this letter, please do so by emailing simon.bareham@lewisplanning.co.uk .