

Dear Sir/Madam,

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

Comments were submitted at 24/03/2026 11:05 AM from Mr John Isitt.

Application Summary

Address:	Land West Of 35 Montague Street Montague Place Worthing West Sussex
Proposal:	Single storey concession kiosk
Case Officer:	Louise Prew

[Click for further information](#)

Customer Details

Name:	Mr John Isitt
Email:	
Address:	8 Liverpool Terrace Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise
Comments:	Objection to planning application: Single storey concession kiosk (food/drink) - Montague Gardens, Worthing Borough Council

I object to the above application and request refusal unless the application is substantially amended to provide full details and safeguards. My grounds are as follows.

1. Material change from approved scheme / breach of original consulted use
- The Montague Gardens proposals and consultation established a pedestrian-focused green link connecting town to the sea; no concessions or commercial kiosks were included or consulted on. The kiosk represents a material change to the approved/consulted scheme and to the character and intended use of the public realm. The council must treat this as a significant amendment requiring full reassessment and public consultation.

2. Inadequate and vague application information
- The application fails to provide essential information needed for proper planning assessment: no tenant/operator details; no specification of types of food/drink; no confirmation whether alcohol will be sold; and no stated opening hours or delivery/servicing arrangements. This prevents the council from assessing impacts on amenity, noise, litter, odour, antisocial behaviour, and licensing. The application should be refused or withdrawn until a full operational statement is

submitted.

3. Harm to Conservation Area character and visual amenity

- Montague Gardens lies within a Conservation Area. Introducing a commercial kiosk (plus likely signage, lighting, and associated clutter such as bins and seating) risks harming the special character and appearance of the Conservation Area and the integrity of the green/pedestrian corridor. No heritage/visual impact assessment or design justification has been provided to show that the kiosk would preserve or enhance the Conservation Area, as required by local and national conservation policies.

4. Residential amenity, tranquillity and antisocial behaviour

- The kiosk is directly below new flats above H&M, approximately 40 yards from flats around Montague Gardens and 60 yards from residential properties in Liverpool and Alexander Terraces. A food/drink concession, particularly without controls on hours or alcohol sales, is likely to increase noise, congregation of customers, smoking, late activity and other disturbances that will materially harm the amenity of nearby residents and the intended tranquil character of the green link.

5. Litter, waste management and public realm degradation

- No waste management or litter-control measures are stated. A food/drink kiosk commonly generates additional litter, overflowing bins and vermin risks which would be particularly damaging to a planted pedestrian corridor intended as a high-quality public amenity.

6. Public safety, pedestrian flow and servicing

- The application contains no servicing/delivery plan. Even in a pedestrianised area, deliveries, waste collections or informal drop-offs could conflict with pedestrian and cycle flows, create hazards, and degrade the intended safe, pedestrian environment.

7. Licensing uncertainty and scope creep

- The omission of any statement about alcohol sales is material. Granting planning permission without clarity on whether alcohol will be sold risks a later licensing application permitting late-night activity incompatible with the character and amenity of the area. Planning permission should not be granted until operators, uses and hours are specified, or permission should be conditioned to prohibit alcohol and tightly restrict hours.

8. Precedent and change to management of the green space

- Allowing a commercial kiosk within Montague Gardens would set a precedent for further commercialisation, undermining the original objectives of creating a primarily green, pedestrian public realm linking town and sea. This would be contrary to the established design intent and community expectations from the original development consultations.

Requested action / conditions

- Refuse the application as submitted, OR
- Require the applicant to withdraw and re-submit with comprehensive supporting information including: an operations statement naming the operator, full details of goods to be sold (including whether alcohol will be offered), specific opening hours, servicing/delivery arrangements, noise/odour control measures, and a refuse/litter-management plan; plus a heritage/visual impact statement demonstrating no harm to the Conservation Area; and a management plan

preventing antisocial behaviour.

- If the council is minded to grant permission, impose conditions that: prohibit sale of alcohol; restrict opening hours to daytime only (e.g., 08:00-18:00 weekdays and 09:00-17:00 weekends) or similarly limited hours; require no external seating or amplified music; require a detailed waste/litter-control scheme and daily litter patrols; require a noise management plan; and require that the kiosk be operated only by the named operator and not sub-let without express planning permission.

Planning policy and evidence

- This objection relies on the material change to the originally consulted development, the statutory duty to preserve or enhance Conservation Areas, and local policies protecting residential amenity, the quality of public open space, and the character of designated heritage areas. I request that the council apply relevant Worthing Borough Council Local Plan and Conservation Area policies when determining this application.

I trust the council will refuse permission or impose robust conditions and require re-submission with full operational and heritage information. Please notify me of the decision and any committee hearing.
