Appeal 6006574

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	3-4 Connaught Buildings, Chapel Road, Worthing, BN11 1BA
Agent contact details	- - henry.hodgson@planningpotential.co.uk +441423502115
Local planning authority	Worthing
Application number	AWDM/1165/25

Interested party 1

Comments	Chapel Road is an important street linking the civic centre and listed buildings such as Grade II* St Paul's and Ambrose Place. It forms part of the town conservation area and under Section 72 of the Planning (listed buildings and conservation areas) Act 1990 Councils have a statutory duty to preserve and enhance appearance and character of conservation areas. Section 66 requires special regard be given to the setting of listed buildings. This proposal changes the tone of the area and has a negative impact on the location which is the main entry point for visitors to Worthing. Worthing's Local Plan is to regenerate the town centre and strengthen it as a location for shopping and leisure encouraging visitors and families. Research shows that gaming centres can detrimentally affect the perception and use of town centres. They do not support surrounding businesses and risk increased anti-social behaviours, light and noise pollution. An adult gaming centre in this location is fundamentally incompatible with Worthing's local plan and vision. It would harm the conservation area and create a feeling of neglect and discontent. I respectfully ask that this appeal is turned down. Read more
Supporting documents	No documents

Interested party 2

Comments	WBC Planning refused application Conservation area with Grade 11 * listed St Pauls Church, Ambrose Place Grade 11 Listed Regency Terrace, Connaught Theatre /Town Civic Centre part of listed Buildings/Conservation ACT 1990

Adult 24/7 gaming centre in main st of Worthing Town /Seafront gives wrong impression to visitors. Town already has 2 gaming centres.
More footfall/ late night noise/traffic/litter/anti social behaviour.
Light pollution from illuminated signage and shop front
Please Refuse this Appeal Read more

Supporting documents No documents

Interested party 3

Comments

I am writing to formally object to the above appeal concerning the proposed slot machine/amusement arcade at Connaught Buildings, located within a designated town centre conservation area with its nearby listed buildings, museum, library and churches
The original decision to refuse planning permission was both appropriate and justified, and I respectfully request that the appeal be dismissed for the following reasons:

1. Harm to the Character and Appearance of the Conservation Area

The primary purpose of a conservation area is to preserve and enhance its historic and architectural significance. The introduction of a slot machine/amusement premises, typically characterised by bright signage, illuminated shopfronts, and a transient customer base, would be out of keeping with the established character of the area. This would result in clear visual and cultural harm, contrary to national and local planning policies.

2. Impact on Local Amenity and Community Wellbeing

Such premises can lead to increased noise, anti-social behaviour, and extended operating hours, all of which may negatively affect nearby residents and businesses. Conservation areas are often mixed-use environments where maintaining a high standard of amenity is essential. Town Centre Balance

3. Overconcentration and Town Centre Balance

The introduction of another gambling-related use risks contributing to an overconcentration of similar premises, undermining the diversity and vitality of the town centre. A balanced mix of retail, cultural, and community uses is essential for long-term economic and social sustainability.

4. Social Responsibility and Public Health Concerns

There is well-documented evidence linking gambling facilities with problem gambling and associated social harms. Allowing such a use in a prominent town centre location may increase accessibility and exposure, particularly to vulnerable individuals.

5. Conflict with Planning Policy

The proposal conflicts with the local plan policies (Worthing Local

	Plan 2023, DM23 & DM24) and national guidance Article 4, including the duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character or appearance of conservation areas. In conclusion, the proposed development would cause demonstrable harm to the conservation area, local amenity, and the wider community. The council's original refusal was sound, and there are no material considerations that outweigh these concerns. I therefore urge the Planning Inspectorate to dismiss this appeal. Read more
Supporting documents	No documents

Interested party 4

Comments	I have had conversations with residents and friends concerning this application. The application/proposal involves a premises adjacent to the Connaught Theatre, and opposite Worthing Museum and Art Gallery. This is a designated conservation area. The Connaught is an Art Deco building, and the Museum and Art Gallery are Grade 2 listed buildings, as is Worthing Town Hall. Opposite the site is Ambrose Place, a Regency Terrace, all buildings not only Grade II listed, but also residential. The old Post Office was built in 1908 and is a significant building. The proposal is for a blacked out frontage. This would detract from the open mixed hospitality and retail that presently supports visitors to the heritage buildings. It would be an absolute blot on the central landscape of Worthing. I object to this application in these grounds. Additionally, it has been shown that premises such as these encourage the development of gambling addiction. Gambling addiction has been identified as a Public Health risk. Having a facility like this on the high street constitutes a risk to vulnerable people. Please see GamCare website for evidence. This is another reason for my objection to this premises being used in this way. Read more
Supporting documents	IMG_0912.png (/published-document/bd618676-6537-4357-91dc-caf97fe426ef)

Interested party 5

Comments	It's unfortunate and unfair that Worthing town center is already struggling to fill empty shops with well known retail businesses and to have an establishment such as betting/ slot machines in the town is sending the wrong message to not only the local community but visitors to the town, we don't want to be like blackpool, it's degrading for the town it's also a negative line of enjoyment where the risk to already struggling people, will put people into more debt if they become addicted to such past time. It will serve no purpose to the town as a whole and will put a ' blot on the landscape ' The town is struggling for good decent retail shops and for this , what will be an eye sore, we deserve better. With the continuous openings

	of vape shops, nail bars etc that aren't needed either we don't want a large slot machine company coming in to also ruin our town Read more
Supporting documents	No documents

Interested party 6

Comments	I really do not think that Worthing needs another slot machine gambling space. They bring absolutely no benefit to the town, but can and do bring misery and hardship to those who lose money in them, as well as their families. Read more
Supporting documents	No documents

Interested party 7

Comments	I do not support this appeal. There is already a new site of this nature in Montague Street which makes that part of the shopping parade less inviting and safe-feeling for my young family. This location is far more prominent and its effects therefore on the character of the town centre more pronounced. Gambling is unequivocally harmful to society and shouldn't be normalised by prominent positions of such businesses on the high street. Read more
Supporting documents	No documents

Interested party 8

Comments	Another slot machine/gambling establishment will do nothing for the area apart from steal money from vulnerable people. We don't need this in Worthing. So be it if the property remains vacant. Read more
Supporting documents	No documents

Interested party 9

Comments	I live nearby and this will be extremely poor decision to allow this establishment in the area. The late night opening and promotion of gambling in this context will increase the amount of anti social behaviour which we already have issues with in the town. There is a need for other types of shops in the town to help it grow. Read more
Supporting documents	No documents

Interested party 10

Comments	01. The proposed use, including its external appearance, is not considered to enhance the vitality and viability of the town centre, nor to make a positive contribution to the creation of a safe and secure town centre environment. The Local Planning Authority is not satisfied that it will not adversely affect local amenities, including nearby residents. It is therefore contrary to policies DM5, DM13 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 56-57, 135 & 198. - 02. The proposed use, including its external appearance, is considered to be out of keeping with and harmful to the character and visual amenity of the site and its surroundings. It is therefore contrary to policies DM5, DM6 of the Worthing Local - Plan 2020 - 2036 and the NPPF paragraph 139. The impact includes less than substantial harm to heritage assets: the Connaught Buildings, which is a building of Local Interest, the Chapel Road Conservation Area and the nearby listed building at the corner of Chapel Road and Ambrose Place. This heritage harm is not considered to be outweighed by any public benefit arising from the proposal. It is therefore contrary to policy DM24 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 215 - 216. Read more
Supporting documents	No documents

Interested party 11

Comments	It will have a negative impact on community health, local economy, and public safety. Sourced online, which sums it up perfectly: Exploitation of Vulnerable Individuals: AGCs are frequently concentrated in deprived areas, taking advantage of residents hoping to improve their financial situation. Data shows 664 of roughly 1,400 UK premises are in the top 20% of deprived areas. Increased Anti-Social Behavior (ASB): These establishments can attract loitering and create a public nuisance, especially when open for long hours, causing "dead frontage" that discourages other footfall. Reduced High Street Appeal: The presence of gaming centers can alter the "look, feel, and tone" of town centres, making them less family-friendly and reducing the appeal for other shoppers. Negative Impact on Mental Health: Problem gambling is a public health issue that leads to severe financial strain, debt, and ruined relationships, with high-stakes machines often intensifying these issues. Normalizing Gambling for Minors: Locating these stores near schools, libraries, or community centers can normalize gambling behaviors for young people. Criminogenic Factors: Research indicates a positive association between gambling venue density and neighbourhood social disorganization, including crimes like theft. Read more
Supporting documents	No documents

Interested party 12

Comments	Sad to see gambling places open as they destroy lives and are a real eyesore on the highstreet. Public spaces should bring community together not tear them apart. Let's open something positive for the community instead of negative Read more
Supporting documents	No documents

Interested party 13

Comments	I support Worthing councils rejection of this. An adult gaming centre would not add to the town centre, would not be in keeping with other local amenities. It would not add to the safety and security of the town centre and would negatively affect local residents. It is the review contrary to local policies DM5, DM13 and DM22 of the Worthing local plan 2020-2026 and the NPPF paragraphs 56-57, 135 and 198. Read more

Supporting documents	No documents

Interested party 14

Comments	This development seems out of keeping with the appearance of the area. Also a business such as gambling is based on greed and brings no benefit. Let us encourage shops and commerce not gambling. Read more
Supporting documents	No documents

Interested party 15

Comments	People are struggling with money, places like these little will drain people even more, worthing already has one of thsse places here! Along with the dodgy vape shops and the many many many hairdressers,seriously I know it's about money, but how about lowering the rents and then other worth while business will open up, you can easily gamble online, dont bring anymore of these too worthomg Read more
Supporting documents	No documents

Interested party 16

Comments	01. The proposed use, including its external appearance, is not considered to enhance the vitality and viability of the town centre, nor to make a positive contribution to the creation of a safe and secure town centre environment. The Local Planning Authority is not satisfied that it will not adversely affect local amenities, including nearby residents. It is therefore contrary to policies DM5, DM13 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 56-57, 135 & 198. - 02. The proposed use, including its external appearance, is considered to be out of keeping with and harmful to the character and visual amenity of the site and its surroundings. It is therefore contrary to policies DM5, DM6 of the Worthing Local - Plan 2020 - 2036 and the NPPF paragraph 139. The impact includes less than substantial harm to heritage assets: the Connaught Buildings, which is a building of Local Interest, the Chapel Road Conservation Area and the nearby listed building at the corner of Chapel Road and Ambrose Place. This heritage harm is not considered to be outweighed by any public benefit arising from the proposal. It is therefore contrary to policy DM24 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 215 - 216. Read more
Supporting documents	No documents

Interested party 17

Comments

1. Impact on Town Centre Vitality and Safety
The proposed use and external appearance fail to support the long-term health of our town centre. Rather than enhancing the "vitality and viability" of the area, the proposal risks undermining the creation of a safe and welcoming environment.

I share the Council's concerns regarding the adverse impact on local amenities and the well-being of nearby residents. The proposal is clearly at odds with Policies DM5, DM13, and DM22 of the Worthing Local Plan.

2. Harm to Character and Visual Amenity
The design and intended use are fundamentally out of keeping with the surrounding architectural context. The proposal does not respect the visual amenity of the site and would result in a jarring addition to the streetscape, contrary to Policies DM5 and DM6.

3. Impact on Heritage Assets
Of particular concern is the "less than substantial harm" this development would cause to our local heritage. The site sits in a sensitive location affecting:

The Connaught Buildings (Building of Local Interest)
The Chapel Road Conservation Area
Grade-listed buildings at the corner of Chapel Road and Ambrose Place.
Under the NPPF, any harm to heritage assets must be outweighed by significant public benefit. In this case, there is no discernible public benefit that justifies the degradation of these historic assets. The proposal therefore fails to meet the requirements of Policy DM24 and NPPF paragraphs 215-216.

Conclusion
For the reasons stated above, the original refusal was justified and necessary to protect the character, safety, and heritage of Worthing. I respectfully request that this appeal be dismissed. Read more

Supporting documents

No documents

Interested party 18

Comments

The proposed use, including its external appearance, is not considered to enhance the vitality and viability of the town centre, nor to make a positive contribution to the creation of a safe and secure town centre environment. The Local Planning Authority is not satisfied that it will not adversely affect local amenities, including nearby residents. It is therefore contrary to policies DM5, DM13 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 56-57, 135 & 198.
- 02. The proposed use, including its external appearance, is considered to be out of keeping with and harmful to the character and visual amenity of the site and its surroundings. It is therefore

	contrary to policies DM5, DM6 of the Worthing Local - Plan 2020 - 2036 and the NPPF paragraph 139. The impact includes less than substantial harm to heritage assets: the Connaught Buildings, which is a building of Local Interest, the Chapel Road Conservation Area and the nearby listed building at the corner of Chapel Road and Ambrose Place. This heritage harm is not considered to be outweighed by any public benefit arising from the proposal. It is therefore contrary to policy DM24 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 215 - 216. Read more
Supporting documents	No documents

Interested party 19

Comments	This shouldn't be allowed to go ahead. This will affect those most vulnerable and entice gambling that's an addiction to so many with the costs of living accelerating at such a pace. This will also degrade the town. We need more attractive shops that will entice visitors. Look at whitstable whose shops are thriving. Do something council and help those who want to create something that will add to the town rather than take away and make us dead beat! Read more
Supporting documents	No documents

Interested party 20

Comments	The proposed use, including its external appearance, is not considered to enhance the vitality and viability of the town centre, nor to make a positive contribution to the creation of a safe and secure town centre environment. The Local Planning Authority is not satisfied that it will not adversely affect local amenities, including nearby residents. It is therefore contrary to policies DM5, DM13 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 56-57, 135 & 198. - 02. The proposed use, including its external appearance, is considered to be out of keeping with and harmful to the character and visual amenity of the site and its surroundings. It is therefore contrary to policies DM5, DM6 of the Worthing Local - Plan 2020 - 2036 and the NPPF paragraph 139. The impact includes less than substantial harm to heritage assets: the Connaught Buildings, which is a building of Local Interest, the Chapel Road Conservation Area and the nearby listed building at the corner of Chapel Road and Ambrose Place. This heritage harm is not considered to be outweighed by any public benefit arising from the proposal. It is therefore contrary to policy DM24 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 215 - 216. The town does not need another gambling facility. Gambling ruins lives and families this is not suitable for the town particularly where it is located. Read more
Supporting documents	No documents

Interested party 21

Comments	I do not support the addition of another gambling establishment in Worthing. It does not support the vitality and economy of our local town centre and will promote harmful addictions and behaviours. Read more
Supporting documents	No documents

Interested party 22

Comments	I do not support this appeal - Worthing already has several late night gambling establishments which result in unsavoury behaviour, particularly at night. Living in the centre of town, I witness unreasonable inebriated behaviour, aggression and regular drug taking on Portland Road with establishments like Manuka Bar doing very little to dissuade disturbances to the local populace. I feel that there is already a culture that is harmful to the community and to allow this establishment to proceed would not benefit the town at all. Read more
Supporting documents	No documents

Interested party 23

Comments	The last thing worthing needs is a 24 hour gaming apart from depriving the poor and addicted of income and their poor families, this would attract school age children and the people that prey upon them. I dont know who will police this the police or wbc neither have the resources. Read more
Supporting documents	No documents

Interested party 24

Comments	I wholeheartedly agree with the objections raised to the application by Worthing Borough Council as set out below: - 01. The proposed use, including its external appearance, is not considered to enhance the vitality and viability of the town centre, nor to make a positive contribution to the creation of a safe and secure town centre environment. The Local Planning Authority is not satisfied that it will not adversely affect local amenities, including nearby residents. It is therefore contrary to policies DM5, DM13 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 56-57, 135 & 198. - 02. The proposed use, including its external appearance, is considered to be out of keeping with and harmful to the character and visual amenity of the site and its surroundings. It is therefore

	contrary to policies DM5, DM6 of the Worthing Local - Plan 2020 - 2036 and the NPPF paragraph 139. The impact includes less than substantial harm to heritage assets: the Connaught Buildings, which is a building of Local Interest, the Chapel Road Conservation Area and the nearby listed building at the corner of Chapel Road and Ambrose Place. This heritage harm is not considered to be outweighed by any public benefit arising from the proposal. It is therefore contrary to policy DM24 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 215 - 216. Read more
Supporting documents	No documents

Interested party 25

Comments	The proposal is not in keeping with the character and heritage of the area. Housing our cities museum and historic buildings such as the theatre. The proposal does not provide any benefit to the public which would outweigh the harm done to the character of the area Read more
Supporting documents	No documents

Interested party 26

Comments	Quite apart from the social harm of betting, this would not add to family friendly amenities and shopping opportunities around Worthing and near the seafront. Eating and drinking, arts and crafts, shopping of all kinds- these benefit the community. The Merkur will bring no benefit and it's more likely to cause social harm than anything. Read more
Supporting documents	No documents

Interested party 27

Comments	The proposed use, including its external appearance, is not considered to enhance the vitality and viability of the town centre, nor to make a positive contribution to the creation of a safe and secure town centre environment. The Local Planning Authority is not satisfied that it will not adversely affect local amenities, including nearby residents. It is therefore contrary to policies DM5, DM13 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 56-57, 135 & 198. Read more
Supporting documents	No documents

Interested party 28

Comments	Due to gambling causes harm to people. We need more shop in out town. It will pull thr wrong crowd in and disturbing people living in property's near by Read more
Supporting documents	No documents

Interested party 29

Comments	I don't think u need slots there. [redacted] So many people are affected by gambling. U don't need to add to it. [redacted] Read more
Supporting documents	No documents

Interested party 30

Comments	I believe the application is without merit. Worthing Council has already refused this application on the grounds that: - 01. The proposed use, including its external appearance, is not considered to enhance the vitality and viability of the town centre, nor to make a positive contribution to the creation of a safe and secure town centre environment. The Local Planning Authority is not satisfied that it will not adversely affect local amenities, including nearby residents. It is therefore contrary to policies DM5, DM13 and DM22 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 56-57, 135 & 198. - 02. The proposed use, including its external appearance, is considered to be out of keeping with and harmful to the character and visual amenity of the site and its surroundings. It is therefore contrary to policies DM5, DM6 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraph 139. The impact includes less than substantial harm to heritage assets: the Connaught Buildings, which is a building of Local Interest, the Chapel Road Conservation Area and the nearby listed building at the corner of Chapel Road and Ambrose Place. This heritage harm is not considered to be outweighed by any public benefit arising from the proposal. It is therefore contrary to policy DM24 of the Worthing Local Plan 2020 - 2036 and the NPPF paragraphs 215 - 216. I am a single woman who walks past this property on a regular basis for shopping and to go to the theatre and cinema, and I am very alarmed at the adverse effect this application would have on the right of residents to have a safe and secure town centre environment. Read more
Supporting documents	No documents

Interested party 31

Comments	I do not support this appeal against my local authority's planning decision. They made the right decision in stopping a gambling venue in my town. Gambling is not something we need or should encourage. Gambling damages people's lives. There are much more healthy ways to waste money. Read more
Supporting documents	No documents

Interested party 32

Comments	An Adult Gaming Centre will not enhance the vitality or viability of the town centre, nor make a positive contribution to the creation of a safe and secure town centre environment. Rather it would be wholly out of keeping with and harmful to the character and visual amenity of the site and its surroundings. Worthing should take pride in the civic infrastructure of this heritage area.

	Residents of Worthing consistently voice their desire to salvage pride in, and respect for, the built environment. Allowing an appeal will simply further the parasitic drain of a precious town centre resource to external gambling interests. Gambling should not be defined as 'leisure'. It is not a public good. It is actively harmful for Worthing's population and would be an affront to a heritage area. I strongly urge that the appeal be dismissed. Read more
Supporting documents	No documents

Interested party 33

Comments	I am a local resident and proud of how the town centre is developing with many new local business starting, new families moving into the area, it feels like many new initiatives and businesses are run by the community for the community benefit. The proposed use of a gaming centre does not make a valuable contribution to a vibrant and family focused town centre, these services and facilities are freely available in other locations and we should not be encouraging further expansion. I am also concerned that the planned use would adversely impact on local residents and the close proximity to public houses is likely to cause public disturbance. The particular location has many historic buildings and family facilities in the library, museum and theatre/cinema, granting this application would be harmful to the character of the town centre and surrounding buildings. Read more
Supporting documents	No documents

Interested party 34

Comments	I write to object to this appeal against Worthing Borough Council's refusal of planning permission for an Adult Gaming Centre with obscured frontage at 3-4 Chapel Road, Worthing. As someone who grew up in Worthing, and regularly makes use of Chapel Road amenities, I support the Council's decision to refuse this application and ask the Inspector to dismiss the appeal, for the following reasons. Reason 1: Vitality, viability and amenity (Policies DM5, DM13, DM22; NPPF paragraphs 56-57, 135 & 198) Chapel Road is one of Worthing town centre's most prominent and characterful streets. The introduction of an Adult Gaming Centre at this location would not enhance the vitality or viability of the town centre. Adult Gaming Centres generate limited footfall benefit compared to retail or hospitality uses, and the obscured frontage specifically proposed here would create a dead and uninviting street presence, contrary to the Council's objective of a safe and secure

	town centre environment. The proposal is also likely to adversely affect the amenity of nearby residents and the wider area. Adult Gaming Centres are associated with extended hours of operation and can attract anti-social behaviour. The Council was right to find that the proposal fails to demonstrate it would not have an adverse impact on local amenity. Reason 2: Character, visual amenity and heritage (Policies DM5, DM6, DM24; NPPF paragraphs 139, 215-216) The site sits within the Chapel Road Conservation Area and in close proximity to the listed building at the corner of Chapel Road and Ambrose Place, as well as the Connaught Buildings, a locally listed building of interest. The proposed obscured frontage would represent a harmful and incongruous intervention in this sensitive setting. Active, transparent shopfronts are essential to the character and visual quality of this conservation area; obscured frontages directly undermine that character. The Council correctly identified this as causing less than substantial harm to designated and non-designated heritage assets. Under the NPPF, such harm requires clear and convincing justification and must be weighed against public benefits. No meaningful public benefit has been demonstrated that would outweigh this harm. I therefore agree with the Council's finding that the harm is not justified. In conclusion, Worthing town centre deserves uses that contribute positively to its character, economy and community. This proposal does not meet that test. I respectfully urge the Inspector to dismiss this appeal and uphold the Council's refusal. Read more
Supporting documents	No documents

Interested party 35

Comments	Object to the all night gambling planning application. Does not benefit the worthing community
Supporting documents	No documents

Interested party 36

Comments	I object to this application. It will be detrimental to the town
Supporting documents	No documents

Interested party 37

Comments	I do not support this, the town doesn't need any further gambling businesses. It's of no value to the town, purely a way to wring more money out of people that can often not afford it. We want a town of vibrant and community minded businesses, not a cynical and antisocial one. Read more
Supporting documents	No documents

Interested party 38

Comments	I do not support this appeal. The proposed alterations would be completely unsuitable for the area which is part of a conservation area, adjacent to the main civic buildings (Town Hall, Museum and arts complex) and one of the main thoroughfares into the town centre. The proposal for a blacked-off shop frontage with illuminated signs is completely out of character for a street that is developing a variety of leisure and dining establishments and would undermine these valuable businesses. I believe Worthing Council were correct to refuse the application and I hope the appeal will be dismissed. Read more
Supporting documents	No documents

Interested party 39

Comments	I fundamentally object to the idea of a 24 hour gambling shop
Supporting documents	No documents

Interested party 40

Comments	We do not want a gaming centre in Chapel Road, Worthing! NO, NO, NO!
Supporting documents	No documents

Interested party 41

Comments	Dear Sir/Madam I am writing to strongly object to the Appeal relating to Planning refs:AWDM/1165/25 and AWDM/1166/25. I kindly ask that this appeal be dismissed and that the decision of Worthing Borough Council be upheld. There are numerous issues with this proposal but mainly that it will be out of keeping with the principles of the Conservation Area. I cannot see any need for more gaming sites especially all night. This area has some issues with antisocial behaviour and I cannot see any

positive addition.
Kind regards
Catherine Johnson Read more

Supporting documents No documents

Interested party 42

Comments

We are the owner of the Union Gardens site behind the location of the Connaught Buildings. we have started construction of our large regeneration scheme in the heart of Worthing. The scheme aims in enhance the northern section of Chapel Road and to support existing and future retail and restaurants through new public parking spaces and 216 new homes. We believe a gaming centre alongside its signage will not contribute to the aspirations of the Council in seeking regeneration here. It will not deliver an active, vibrant frontage. We therefore ask that the appeal be dismissed. Read more

Supporting documents No documents

Interested party 43

Comments

I am submitting a collective letter opposing the appeal, in the attachment.

Worthing residents and businesses strongly agree with the Planning Committee's decision to refuse this application for the reasons they have specified. We ask you to dismiss the appeal which claims that the proposal is not out of keeping with the surrouding town centre heritage and that the public realm will not be negatively impacted by their proposal: both claims are severely false.

I shall be much obliged, on behalf of all the signatories, if you would provide attention to all our points in the attached letter.

Respectfully yours

Odul Bozkurt Read more

Supporting documents

Chapel Rd Conservation Area.pdf (/published-document/6b047782-e71f-46cd-b8c5-591359e4d4f5)
Response to Merkur Slots Appeal Multiple Signatories.pdf (/published-document/7a141f22-9a23-4080-ba61-78a7e7a5ed3b)

Interested party 44

Comments

Planning Inspectorate
Appeal Reference 6006574

I strongly object to the Appeal that has been filed with your office in relation to the decisions of the Worthing Borough Council Planning

Committee for Planning app ref: AWDM/1165/25 – Change of use of basement and ground floor from retail (Class E) to Adult Gaming Centre (Sui Generis), conjoint with Planning app ref: AWDM/1166/25 – Advertisement consent for 2 no. externally illuminated fascia signs and 1 no. externally illuminated projecting sign, both refused on 25.02.2026.

I kindly ask that the appeal be dismissed and that the decision of Worthing Borough Council be upheld. The decision is based on strong foundations and was therefore rejected unanimously by the Committee. The rejection follows from the clarity of the fact that the proposed application contravenes several key Development Management Policies of our Local Plan.

The proposal involves a commercial space in the middle of a Conservation Area, in the gateway into our town centre. The area is home to several of the most iconic of Worthing's heritage assets, and is currently undergoing significant transformation with upgrades to nearby heritage assets including in the Civic Quarter, as evidenced by refurbishment works at Worthing Museum and in the Connaught Theatre. There is also a new development in close proximity that has been scrutinized very rigorously with requirements to be keeping in with the surrounding architecture and public domain, on Union Place.

The proposed use, including its external appearance, is not at all keeping with the immediate environs and is harmful to the character and visual amenity of the site and its surroundings. The impact includes substantial harm to heritage assets that are increasingly cherished in Worthing as efforts for place-making with pride in the town's history have intensified with support from across the entire community. The appreciation and sensitive development around our heritage assets are also critical for the development of Worthing's appeal as a visitor destination. There is absolutely no public benefit arising from the proposal that would outweigh the damage it would do to this context.

The appeal claims that its proposed frontage is 'similar' and comparable to other commercial frontages on Chapel Road. This is not the case. While there are some other commercial establishments with contemporary frontages in the area, the proposed large, blacked-off frontage in a dark colour significantly diverges from the general commercial look of other properties and is a clear detriment to the street scene. Blank or obscured frontages create a hostile and inactive appearance, undermine natural surveillance, and detract from the welcoming, open and attractive environment that a town centre should promote. Such a frontage would weaken pedestrian appeal and diminish perceptions of safety, particularly in the evening.

The appeal dismisses the reasons of the Committee's decision and the concerns raised by residents and community groups that it is not in keeping with the high architectural and design quality, as well as the character of the Conservation Area where it would sit. It basically claims that there isn't much of a character in the area to care about. It refutes that there would be harm to the heritage assets or to the general public realm of the main gateway into our town centre. These assertions are not accurate, nor are they respectful of both what is currently there and what is changing in the heart of our town. Several upscale eating and leisure establishments have been running in the

area and with new wayfinding on this route from various travel routes, this is a main thoroughfare where enhancements are underway and will further increase.

The proposed use and its external appearance will do nothing to enhance the vitality and viability of this area or of our town centre. It will not make a positive contribution to the creation of a safe and secure town centre environment. It is not possible to argue that it will not adversely affect local amenities, including nearby residents. A successful town centre should encourage a broad mix of active, inviting and family-friendly uses. An Adult Gaming Centre with an obscured frontage in this location would not positively contribute to that objective.

For these reasons I respectfully request that you dismiss the appeal and uphold the refusal of planning permission. Read more

Supporting documents No documents

Interested party 45

Comments

I request that you uphold the decision of Worthing Borough Council to refuse the application from Merkur Slots for an adult gaming centre and reject the appeal, for the following reasons:

1. The application was refused in accordance with The Local Plan policies DM5, DM6, DM13, DM22, DM24 and the NPPF paragraphs 56-57, 135, 139, 198, and 215-216.

2. The proposal was properly refused because the centre would not enhance the vitality and viability of the town centre, or make a positive contribution to the create of a safe and secure environment; it may well adversely affect local amenities and local residents; it is out of keeping with the character and visual amenity of the site and its surroundings, and the harm to nearby heritage assets is not outweighed by the any public benefit from the proposal. Read more

Supporting documents No documents

Interested party 46

Comments

Planning Inspectorate
Appeal Reference: 6006574

Dear Sir/Madam,

Re: Appeal against refusal of AWDM/1165/25 and AWDM/1166/25
3-4 Connaught Buildings, Chapel Road, Worthing

I am writing to object to the appeal concerning the proposed change of use of 3-4 Connaught Buildings from retail use to an Adult Gaming Centre, together with the associated illuminated signage. I respectfully request that the appeal is dismissed and that Worthing

Borough Council's refusal is upheld.

The site is in Worthing Town Centre, within a Secondary Shopping Frontage and the Chapel Road Conservation Area. It is also close to the Connaught Theatre and forms part of an important pedestrian route through the town centre. For this reason, the proposed use, shopfront treatment and signage should be assessed carefully against the relevant development plan policies.

Under Worthing Local Plan Policy DM13, a wider range of uses may be acceptable within a Secondary Shopping Frontage, but only where they are active uses with active shopfronts that enhance vitality and viability and complement existing uses. The policy also resists uses with closed or inactive street frontages. The proposed Adult Gaming Centre would be a more inward-looking use than a typical retail, café, cultural or service frontage. With internal screens, limited visibility into the premises and a darker shopfront treatment, the proposal would not provide the active and visually open frontage expected in this location.

The proposal should also be considered against Policy DM5, which requires development, including changes of use, to respect and enhance local character, make a positive contribution to sense of place, and support a safe and secure environment. A 24-hour Adult Gaming Centre in this location would not make a positive contribution to the character or pedestrian experience of this part of Chapel Road.

Policy DM6 requires the public realm to be safe, accessible, inclusive, attractive and related to the local and historic context. It also states that new shopfronts should respect the character of the area and the building, and that advertisements should respect the character and appearance of the surrounding area. The proposed frontage and illuminated signs would be visually assertive in a sensitive location and would not sufficiently respond to the host building, Chapel Road's townscape character or the Conservation Area setting.

The Chapel Road Conservation Area Appraisal identifies the importance of shopfronts and advertisements that respect the style and character of individual buildings, contribute positively to the street scene and enhance the character and appearance of the Conservation Area. Policies DM23 and DM24 also require development affecting heritage assets to conserve and enhance the historic environment. Policy DM24 specifically requires development in Conservation Areas to be of a high standard of design and materials, and requires advertisements to respect the character, proportions and design of the building. The proposed dark fascia, illuminated signage and overall frontage treatment would not preserve or enhance the character and appearance of the Conservation Area.

The appellant may argue that the proposal would bring a vacant unit back into use and generate footfall. However, occupancy and footfall alone do not demonstrate compliance with Policy DM13. The relevant test is whether the use would enhance the vitality and viability of the centre, maintain an active shopfront and complement existing uses. In this case, the proposed use and frontage would make a limited contribution to the street and would risk weakening

the quality of the pedestrian environment.

The proposed 24-hour operation is also relevant. Chapel Road should remain a safe, welcoming and well-overlooked town centre route at different times of day. A frontage with reduced transparency and limited visual engagement with the street would not support natural surveillance or contribute positively to the public realm, particularly during evening and night-time hours.

For these reasons, the proposal appears inconsistent with Worthing Local Plan Policies DM13, DM5, DM6, DM23 and DM24, and with the objectives of the Chapel Road Conservation Area Appraisal. It would fail to provide an active and positive frontage, would not preserve or enhance the Conservation Area, and would not make a sufficient contribution to the vitality, character or public realm of this part of Worthing Town Centre.

I respectfully request that the appeal is dismissed and that Worthing Borough Council's refusal of both the change of use and advertisement consent is upheld.
Yours faithfully,

Jake MacLean, BN11 3DS
Katarzyna Kmiecik, BN11 3DS Read more

Supporting documents

Updated Proposals Map 02-02-2024 - New Conservation Areas.pdf (/published-document/1faa1a1d-fe94-4ac7-83f1-49433b17be1e)
Merkur Slots_Appeal 6006574_Response.pdf (/published-document/e43567c6-96c0-49b9-832d-5f818cf5e486)
Worthing Local Plan 2023 (adopted)_Chapter 5_Development Management Policies.pdf (/published-document/14abafd0-9b35-4f4a-8f43-9eb21d785642)