

Development Management – Delegated Officer Report

Application Number: AWDM/0622/26

Recommendation: APPROVE

Site: Worthing Ice Rink Steyne Gardens Worthing West Sussex

Proposal: Temporary real ice rink at northern end of Steyne Gardens operating for up to 110 days each year between November and February, until February 2033.

Date of Site Visit: 01/06/2026

Neighbours Checked:

Additional Neighbours Notified:

Site and Surroundings

Proposal

Relevant Planning History:

AWDM/1338/15 - Temporary ice rink at north end of Steyne Gardens 28th November 2015 - 1st March 2016 (and at the same time each year until 2019).

STATUS: Application Permitted 4th November 2015.

AWDM/1435/19 - Temporary ice rink at north end of Steyne Gardens 9th November 2019 - 23rd February 2020 (and at the same time each year until 2026).

STATUS: Application Permitted 27th November 2019.

Consultations

Environmental Health:

West Sussex County Council (as LHA)

WSP (as drainage consultant)

The Worthing Society

Southern Water

Waste Services

Neighbour Representations

No. of Contributors	8
No. of Representations	2
No. In Support	4
No. of Objections	2

Comments in support:

- Invaluable part of the community, value especially after Brighton's closed
- Skating classes offered with valuable practice time before and after the busiest parts of the season
- People support other local businesses
- Attracts people from Worthing and further afield
- Used by people with disabilities

Neutral comments:

- it is necessary for the grass beneath to be restored after removal of the rink. this does not seem to have happened in the past and a large eyesore results
- Grass doesn't have a chance to recover as birds eat seeds and then other events take over,
- Should be left fallow every other year or increase hardstanding or widen paths so lorries don't destroy flower beds
- There are other nearby parks which could be used to give Steyne Gardens a chance to recover.

Objections

- Deterioration of this ice rink, both to the structure, and the mess left around it. I think it is now an eye sore.
- The Steine was left in a complete mess this year, where trucks had come in and churned up the grass and there was mud left all over the footpaths and nearly 4 months later part of the Steine is still unusable.
- A few years ago the ground used to be evened out and new grass seed laid, but this hasn't been the case for several years

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment:

Visual Amenity

Residential Amenity

CIL?

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

REFUSE for the reason:-

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

CIL INFORMATIVE?

Is recommendation contrary to letter(s) of representation? Y/N

Case Officer:

Date:

Authorised by:

Date: