Public Document Pack

WORTHING BOROUGH

COUNCIL

27 January 2026

Worthing Planning Committee

Date:	**4 February 2026**
Time:	**6.30 pm**
Venue:	**Gordon Room, Worthing Town Hall**

Committee Membership: Councillors Noel Atkins, Samuel Theodoridi (Vice-Chair), Richard Nowak, Helen Abrahams (Chair), Henna Chowdhury, Rosey Whorlow, Lysanne Skinner and Carl Walker

NOTE:
Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail democratic.services@adur-worthing.gov.uk before **midday** on **Tuesday 3 February 2026.**

Agenda - Addendum

Part A

7. Planning Applications (Pages 3 - 6)

To consider the reports by the Service Director for Place & Economy, attached as Item 7.

Recording of this meeting
Please note that this meeting is being audio live streamed and a recording of the meeting will be available on the Council's website. This meeting will remain on our website for one year and will be deleted after that period. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:	For Legal Services enquiries relating to this meeting please contact:
Katy McMullan Democratic Services Officer 01903 221006 katy.mcmullan@adur-worthing.gov.uk	Caroline Perry Senior Lawyer & Deputy Monitoring Officer 01903 221081 Caroline.perry@adur-worthing.gov.uk

Duration of the Meeting: Three hours after the commencement of the meeting the Chair will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

Addendum.

ITEM 1 111 Marine Parade. AWDM/0954/21

Representation:

A further letter has been received from the Occupier of 2 Brunswick Cottages expressing their apologies that they are unable to attend the meeting in person, but raising the following points (which have been summarised):

- The Applicant should formally declare which three other large HMOs in Adur and Worthing they have "successfully run" as stated in the initial planning submission;
- A company search of Leone Properties shows 7 charges relating to 4 Bridge Parade, Waddon, Croydon: 41 Warwick Gardens, Worthing; and 23 Stoneham Road, Hove; but these are not of a similar size, or have the same management requirements, as the development proposed at 111 Marine Parade;
- It is extremely important that the Company [Applicant] provide a detailed description of the proposed management structure for 111 Marine Parade prior to any decision being made;
- The Company should recognise and commit to the recommendations of Sussex Police;
- The Planning Officer should make an inspection of the area surrounding 111 Marine Parade and neighbouring twitten to assess impacts on neighbours, visitors, tradespeople that use the alleyway; The alleyway is regularly used by walkers on the Heritage Trail.
- Records show significant changes to personnel with control and resignations of officers of the [Applicant's] Company.

Officer Response: Comments relating to other HMOs operated by the Applicant's Company; provisions for management of the proposed HMO, the comments of Sussex Police, and assessment of the effect of the proposals on the amenities of neighbouring residential properties and on local character are addressed within the printed agenda report.

ITEMS 2 & 3 111 3 - 4 Connaught Buildings Chapel Road. AWDM/1165/25 & AWDM/1166/25

A letter has been received from Dr Beccy Cooper MP, which is attached here.

2nd February 2026

Dear Chair and Committee Members,

Subject: Objection to Planning Application AWDM/1165/25 and AWDM/1166/25 Proposed gambling venue on Chapel Road.

I am writing to register my strong objection to this application to create yet another new gambling premise in our town centre. As MP for Worthing West, a public health consultant, and a member of the Gambling Reform All-Party Parliamentary Group, I am deeply concerned by the ever-growing proliferation of such premises in Worthing town centre.

Chapel Road is a gateway to our town from the north and has a number of venues and mini-supermarkets selling alcohol, which has a direct link to gambling harms. With these harms already acute and under-acknowledged in our town, this proposal therefore raises several serious concerns:

1. Elevated Public Health Risk

Nationally, 1.3 million people are known to be at risk of severe harm gambling with a shocking 14.5% of the population – some 7 million people – reporting some level of harm due to gambling. The true scale is higher still, as harm affects loved ones and the community alongside the individual. Much harm remains is often unseen and unrecorded due to stigma and the industry's obfuscation. These harms are particularly acute in towns with high deprivation and visible clustering of gambling outlets.

2. Local Vulnerability

Anyone can be vulnerable to gambling harm due to personal circumstances, life events or mental health challenges. But certain risk factors are understood to create a higher risk of gambling harm and Worthing’s demographics and social conditions make it especially vulnerable to the risks associated with gambling availability:

• Households in temporary accommodation at nearly double the national average
• High rates of child poverty and mental health issues.

Placing a gambling venue in this environment is incompatible with safeguarding and contrary to your duties under the Gambling Act (2005).

3. Conflict with Worthing Local Plan

This proposal contravenes:
• DM5 a) iii) make a positive contribution to the sense of place, local character and distinctiveness of an area
• DM5 a) vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime

• DM6 a) The enhancement of the public realm in Worthing, particularly in the town centre and seafront
• DM13 b) Changes of use [...] will be carefully controlled to ensure that they support, rather than detract from the successful functioning of the centres and their ability to meet local needs [...] When considering all such proposals regard will be had as to whether they would [...] make a positive contribution to the vitality, viability and diversity of the centre Gambling venues erode retail character, deter footfall, and can generate crime hotspots and there is mounting evidence demonstrating a direct link between gambling venues and crime. An independent study commissioned by Ealing Council identified: “A clear and statistically significant increase in crime and disorder associated with the saturation of gambling premises.” This included increased theft, fraud, antisocial behaviour, and violence placing additional strain on police and local services.

4. Legal Duty

Under the Gambling Act 2005, the Council has a statutory duty to protect children and vulnerable people from harm and exploitation.

I therefore urge you to:
• Refuse this application outright on planning, public health, and crime prevention grounds.
• Require a full Health Impact Assessment and cumulative impact review before any reconsideration.
• Strengthen local policy to prevent the clustering of gambling venues near sensitive services.

This is not simply a change of use. It is a decision with lasting consequences for some of the most vulnerable members of our community and a retrograde step in the development of a thriving, healthy town centre.

Yours sincerely,

Dr Beccy Cooper MP
Member of Parliament for Worthing West
Gambling Reform All-Party Parliamentary Group

This page is intentionally left blank