

This message was sent from outside Adur & Worthing Councils

On Mon, 27 Jul 2026 at 08:06, Christopher Nevell wrote:

Dear Mr Peck,

Amberley Drive - The Town and Country Planning (General Permitted Development) (England) Order 2015

I understand that the Planning Department is in regular contact with Mr Chris Dixon regarding land owned by Dentons Pensions in Marine Drive, Goring-by-Sea.

The land is recorded in the Local Plan as Grade 2 Agricultural land, i.e. high quality.

This Summer, the land has been used for commercial business, presumably applying 28 day permitted development rights, though as you have already advised Mr Dixon, the 2026 allocation is now exceeded. However under current legislation, this particular 2 hectare strip of land (falling into a category labelled Class B for size classification purposes) has no permitted development rights at all, let alone 28 days or beyond. The explanation is as follows.

Marine Drive is a recognised Classified road - the C250, and the same recognition in law that applies to A and B roads, applies to C roads as well.

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 6 (**Agriculture**), Section B.1 (c), sits within a heading labelled "Development not Permitted."

Development not permitted includes where:

"any part of the development would be within 25 metres of a metalled part of a trunk road or classified road."

My understanding is that this is for safety reasons.

Mr Dixon, like many other local residents, may be surprised to find that Marine Drive (and Marine Crescent) is the C250 but it implies that the current development and any future activity on the land, such as expected hard surfacing, will always need planning permission in advance, and certainly not sought retrospectively, or even not at all.

Please can you give me your assurance that this will be looked into immediately so this breach of law is addressed, i.e. the existing (unpermitted) development is closed immediately and Mr Dixon, and Dentons Pensions as owner, are informed there are no permitted development rights for the land under this Statutory Instrument.

I shall await your response.

Kind regards

Christopher Nevell
7 Sea Lane, Goring-by-Sea, BN12 4QB