

Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
510415	101729

Description

Land South East Corner Of Amberley Drive, Marine Drive,Worthing

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

Dixon

Company Name

Goring Gap Ltd

Address

Address line 1

13 Meadowside Court

Address line 2

Goring Street

Address line 3

Goring-by-Sea

Town/City

Worthing

County

West Sussex

Country

United Kingdom

Postcode

BN12 5AJ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

2.00

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

This application seeks permission to commercially use regenerated land as a community green space, supporting biodiversity, health and wellbeing, recreational activities, while promoting and supporting local businesses and tourism within Worthing.

Approximately 90% of the site has been cleared of rubbish and overgrown vegetation and laid to grass to create an accessible open green space. Around 10% of the site has been retained as overgrown vegetation to enhance biodiversity, with additional tree and flower planting contributing to carbon offsetting.

Approximately 25% of the site will be used for vehicle parking in accordance with the attached plan, which has been approved by Sussex Police and WBC Licensing Department and will help to reduce parking pressure on Marine Drive and surrounding roads. Overnight campervan parking for visiting Kite surfers and sea swimmers. Two 6m flag poles.

Food and drink from temporary structures, including catering vans, gazebos and converted horseboxes. Priority will be given to Sussex-based businesses, thereby supporting the local economy and reducing carbon impacts. For example, only local (Sussex) craft beer, wine, spirit and soft drinks will be promoted.

Mobile toilet, shower and baby changing facilities. All toilet waste will be removed by licensed contractors. Two recessed shipping containers, with no visible or environmental impact, for site storage and use.

On-site defibrillator for emergency public use during licencing hours and 24/7 solar-powered CCTV. General waste collection by licensed operators, while suitable organic waste will be composted on site. Compostable cups and containers will be used wherever practicable to minimise environmental impact.

Recreational use, for example boules and crouquet. Tree shaded sandpit and tumble down mound for young children and toddlers to use. Supervised visits by animals, such as Shetland ponies. Supervised dogs will be wellcome. Picnic benches and parasols will provide outdoor seating suitable for all age groups.

The site is currently off-grid. Initially, power will be provided through a combination of fossil-fuel and renewable energy sources, including solar power. Operations will progressively transition towards renewable energy, with the aim of eliminating fossil-fuel use wherever practicable. A borehole for natural water.

A decorative flowerpot boat will be positioned at the corner of Amberley Drive and Marine Drive and maintained with local community support. A wheeled advertising trailer, measuring approx. 5 metres by 2.5 metres, will be located within the site boundary to promote Worthing, local events and tourism.

Overall, the proposal represents the sustainable regeneration of a long-vacant site, making best use of the town's unique seafront setting to create a community facility that delivers social, environmental and economic benefits through the promotion of health and wellbeing, biodiversity, local enterprise and tourism.

Has the work or change of use already started?

- ☒ Yes
☐ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/04/2026

Has the work or change of use been completed?

- ☒ Yes
☐ No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)

01/06/2026

Existing Use

Please describe the current use of the site

Existing Condition of the Site and Policy Context

Following the cessation of residential development works in 1936, as a consequence of the outbreak of WW2, the application site remained undeveloped and unused. Over subsequent decades the land became heavily overgrown with dense vegetation, including brambles and self-seeded scrub, and accumulated significant quantities of fly-tipped waste and debris.

The extent of the overgrowth was such that the site's existing access gates were no longer visible from the public highway, significantly detracting from the appearance and accessibility of the land. The condition of the site represented a long-standing area of neglected and underutilised land within a prominent seafront location.

In recent years, the site has been cleared of accumulated waste, invasive vegetation and overgrowth in order to improve its appearance, accessibility and management. This has enabled the land to be brought back into beneficial use and considered for future sustainable community purposes.

The proposed use should be considered within the context of the adopted Worthing Local Plan 2020–2036. Following examination by an independent Planning Inspector, the Local Plan was found to be sound and was formally adopted by Worthing Borough Council on 28 March 2023. The Plan now forms part of the statutory development plan for the borough and establishes the strategic framework against which planning applications, like this one, are assessed.

The Local Plan recognises the importance of bringing vacant, underused and poorly maintained land back into productive use. Page 20 section 1.44 states that unlocking key development sites is essential to helping the town realise its potential and deliver social and economic benefits. The Plan further acknowledges that the sustainable redevelopment of vacant or neglected sites presents opportunities to improve the town's identity, enhance the public realm, increase vibrancy, improve connectivity and strengthen community facilities.

The application site represents a long-standing vacant and underutilised parcel of land which has remained largely unused for approximately ninety years. The proposed use seeks to respond positively to the objectives of the Local Plan by bringing the land back into active and beneficial use, improving its appearance, enhancing public accessibility and providing community benefits whilst respecting the site's unique seafront setting.

The proposed use is also consistent with national planning policy and guidance which promotes the effective use of previously developed and underutilised land. Government guidance encourages local planning authorities to maximise the efficient and sustainable use of land in order to support economic growth, environmental improvement and community wellbeing. The proposed development aligns with these objectives by transforming a long-neglected site into a managed, accessible and beneficial community asset.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Planning History and Historical Context

The land at Goring Gap forms part of a wider area originally intended for residential development use during the 1930s. Historical records held within the archives of Worthing Library show that, prior to the outbreak of the Second World War, Worthing Corporation (now Worthing Borough Council) approved the comprehensive development of land extending from Littlehampton Road to the seafront.

At that time, Goring Gap formed part of the estate surrounding Goring Hall, now a private hospital. As part of the 1936 proposals, the Council acquired the Greensward as a public open space together with associated roads, drainage and sewage infrastructure. In order to grant planning permission for residential development of the Goring Hall Estate the Town was gifted the ILEX Way and The Plantation. Documentation relating to these arrangements, including original plans and Council minutes, remains available within the Worthing Library archives.

Infrastructure associated with the approved scheme was installed beneath the site, including building foundations, drainage and a mains sewerage network. Elements of the original development remain in place today; the pumping station, drainage and sewage systems and historic road layout. The land is also subject to historic covenants relating to residential development, reflecting the intentions of the approved 1936 scheme.

The Planning Inspectorate has confirmed that there is no evidence that the application site has ever been used for agricultural purposes. The last identifiable use of the land was in connection with residential development use and associated infrastructure. As the site is currently undeveloped and any previous planning permissions have lapsed with the passage of time, any proposed use now requires planning permission. The Planning Inspectorate has advised that the matter falls beyond the scope of a Lawful Development Certificate.

The site is owned by a pension fund and is subject to legal restrictions that prevent residential development. Consequently, the land can only be brought forward for commercial or other non-residential uses. Although concerns have been raised by some local residents regarding potential housing development, such development is precluded by the legal restrictions affecting the current land owners.

Since the previous Lawful Development Certificate application, the applicant has sought to engage constructively with the local community and remains committed to addressing concerns, where reasonable, through the design and operation of the current proposal. To encourage open communication, the applicant's contact details will be published on the Goring Gap website and any concerns raised by local residents, Councillors and Members of Parliament will be responded to directly as soon as possible.

When did this use end (if known)?

03/09/1939

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
- ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
- ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
- ☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
- ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Cars Existing number of spaces: 150 Total proposed (including spaces retained): 150 Difference in spaces: 0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
- ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
- ☒ No

Assessment of Flood Risk

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☒ Yes
☐ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☒ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
- ☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Retrospective planning permission

Please justify the reason why biodiversity net gain does not apply:
An application for lawful developmengt was submitted before 12 Februrary 2024.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

Portable toilets

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Worthing Borough Council have supplied dustbins to collect general waste and food waste. These bins will be stored out of site on site and put by the entrance on the days of collection and then re-stored after collection.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

Worthing Borough Council have supplied a dustbin to collect recyclable waste. This bin will be stored out of site on site and put by the entrance on the days of collection and then re-stored after collection.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

5

Part-time

0

Total full-time equivalent

5.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(b) - Sale of food and drink for consumption mostly on the premises

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

23:00

Saturday:

Start Time:

08:00

End Time:

23:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

23:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

AWDM/1333/24

Date (must be pre-application submission)

14/03/2024

Details of the pre-application advice received

The original Lawful Development application was refused by the LPA and appealed to the Planning Inspectorate. That appeal was refused by the Planning Inspector following their visit to the site, as they felt not enough details were given in the LDC application. In the report (Appeal Decisions APP/M3835/X/24/3341674, APP/M3835/X/24/3340940) the Planning Inspector advised the land could be used for 28 days annually, without any restrictions, ahead of a full planning application.

We have now been contacted by Mr Peck, Head of Planning, Worthing Borough Council and he has said:

I am aware that you have been using your land at the Gap for members of the public to visit since just before the last May Bank Holiday.

The General Permitted Development Order permits the use of the land for any purpose for not more than 28 days in total in any calendar year and the provision on the land of any moveable structure for the purposes of the permitted use. 28 days would run until mid June therefore.

As you will recall from the dismissed appeal into your Certificate of Lawful Use application, the Inspector concluded that "In the absence of any other information, such as the existence of relevant planning history, it would appear that there is no actual use of the field that is lawful".

I must therefore advise that planning permission is required to continue to use the land beyond the 28 day permitted development limit and any such application should be submitted as a matter of urgency. In the absence of an application then the use of the land will need to cease upon the expiry of the 28 days.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☐ Yes
- ☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

13

Suffix:

Address line 1:

Meadowside Court

Address Line 2:

Goring Street

Town/City:

Worthing

Postcode:

BN12 5AJ

Date notice served (DD/MM/YYYY):

10/06/2026

Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Christopher

Surname

Dixon

Declaration Date

10/06/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Christopher Dixon

Date

15/06/2026