

Gary Peck
Head of Planning and Development
Adur & Worthing Councils
Worthing Town Hall
Chapel Road
Worthing
West Sussex, BN11 1HA

24 June 2026

Dear Mr Peck,

Goring Gap

Please find enclosed our planning application relating to the use of regenerated land at Goring Gap, Worthing, as a seasonal community green space incorporating recreational, leisure and tourism-related activities.

As you know, the site has remained largely unused for many decades and had become heavily overgrown with vegetation, brambles and accumulated waste. Significant work has been undertaken to clear and regenerate the land, transforming it into an accessible open space that can provide social, environmental and economic benefits for residents and visitors alike.

Approximately 90% of the site has been cleared and laid to grass to create an accessible community green space. Around 10% has been retained as natural habitat to encourage biodiversity, with additional tree and flower planting proposed to further enhance ecological value and contribute to carbon offsetting.

The proposal seeks to create a welcoming community facility that promotes health and wellbeing through outdoor recreation and social interaction. Facilities will include informal recreational areas, picnic seating, family-friendly play features, and space for activities such as boules and croquet. The site will also welcome supervised community activities, including occasional animal visits and responsible dog walking.

Approximately 25% of the site will be used for vehicle parking in accordance with the submitted layout plan. The parking arrangements have been agreed with Sussex Police and Worthing Borough Council Licensing Department and are intended to help alleviate parking pressures on Marine Drive and surrounding roads during busy periods. Limited overnight parking will also be available for visiting sea users, including kite surfers and sea swimmers.

Food and drink will be provided from temporary and movable structures, including catering vans, gazebos and converted horseboxes. Wherever practicable, priority will be given to Sussex-based businesses and locally sourced products in order to support the local economy and reduce transport-related environmental impacts.

Supporting infrastructure will include mobile toilet, shower and baby-changing facilities, with all waste removed by licensed contractors. Two recessed shipping containers will provide secure storage and operational facilities. Public safety measures will include an on-site defibrillator during operating hours and 24-hour solar-powered CCTV coverage.

The site currently operates off-grid and will initially utilise a combination of renewable and conventional energy sources, including solar power. The long-term objective is to maximise renewable energy generation and minimise reliance on fossil fuels wherever practicable. A borehole is also proposed to provide a sustainable water supply.

Additional features include two 6-metre flag poles, a decorative flowerpot boat at the corner of Amberley Drive and Marine Drive, and a wheeled promotional trailer located within the site boundary to promote Worthing, local events and tourism.

Overall, this application represents the sustainable regeneration of a long-vacant and previously underused site. The proposal will create a unique community asset that supports biodiversity, health and wellbeing, recreation, local enterprise and tourism, whilst making positive use of Worthing's distinctive seafront location.

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.

We respectfully request that the Council supports this application and grants us permission to use our site for these purposes.

Yours sincerely,

Chris Dixon