

Dear Planning Team,

I have tried to register my comments on this application via your portal, but this simply doesn't work. I am therefore sending comments to you directly as advised by your officers.

I am deeply dismayed that despite having already flouted planning conditions to establish his current enterprise, Mr Dixon has taken advantage of his position to seek to overwhelm and seemingly unduly pressure the planning system with continuous (and irrelevant) updates to his application. Such behaviour is emblematic of somebody who makes and continually breaks assurances.

I thus wish to register my absolute and total objection to the recent planning application relating to the land at the junction of Amberley Drive and Marine Drive within the Goring Gap. This land lies within one of Worthing's most important protected landscapes.

- Relevant Planning Policies

The Goring Gap is designated in the adopted Worthing Local Plan as both a Local Green Gap and a Local Green Space. This is precisely because of its exceptional landscape quality, openness, recreational value, wildlife, and the importance of maintaining the separate identity of Worthing and Ferring. It is worth noting that this land has been agricultural - supporting wildlife and biodiversity - and remained unspoilt for over 100 years.

Every part of this application directly goes against the Worthing Local Plan to 'Protect and enhance valued green spaces, stretches of undeveloped coastline, gaps between settlements and the quality of the natural environment creating net gains to biodiversity'.

The Council has recognised these qualities as demonstrably special and worthy of the highest level of local protection for precisely these reasons. If this application is accepted it would lead to a loss of biodiversity and wildlife habitat in a town that is hugely lacking in green spaces. Worthing and the local community badly needs this strategic Green Gap and critical wildlife corridor. The proposal conflicts with the objectives of Local Plan Policy SS5 (Local Green Gaps), which seeks to protect the openness, integrity, and visual separation of settlements.

The National Planning Policy Framework is equally clear that Local Green Spaces should receive protection consistent with Green Belt policy. This application clearly demonstrates inappropriate development (temporary or not) introducing incongruous industrial metal structures such as shipping containers and mobile toilets.

- Highway, Safety, Traffic & Parking

Despite the proposal being described as seasonal and temporary, it would nevertheless introduce built structures, commercial activity, additional traffic, noise, and activity into an area, which is hugely valued by the local community and visitors alike as an open and undeveloped sanctuary.

The entry of vehicles on this rural site would cause additional congestion on an already busy road. The roads are already densely populated with cars, vans and camper vans. This makes it currently difficult for pedestrians to safely navigate and cross the road. This additional application would make it further hazardous to cross to and from the greensward opposite. It also makes it hazardous for cars. The site itself is limited in space and does not have the sufficient space to hold the applicant's level of industrial storage, facilities and parking. The overflow parking will spill out onto an already congested surrounding roads. There is also no provision for disabled visitors.

All this commercial activity would irreversibly destroy the rural and coastal qualities that make the Goring Gap unique, not enhance it.

#### Noise, Disturbance, Traffic, Smells

I am particularly concerned that alcohol will be on sale until as late as 11pm and consumed outside, which will inevitably spill onto the Greensward opposite. This will severely affect noise levels and encourage, excess litter including broken glass and general anti-social behaviour for local residents. This will ultimately impact and stretch emergency services including the local police. It should also be noted that there is currently no public transport to this site, which will add to the levels of vehicular traffic in the area. This is contrary to the Local Plan's sustainability transport objectives. I walk daily through and around the Goring Gap area. Since the presence of commercial activity such as food and drink on this site I have noticed that the surrounding roads are full of litter, worse than I have ever seen. This proposal will inevitably encourage some users to not be responsible for their rubbish and litter the local surrounding area. I have also noticed an increase of anti-social behaviour around the concrete roads surrounding this site, which has got worse over the last few months. This application will only encourage this with the sale of alcohol. I also believe that a sand-pit where children are being encouraged to play, alongside a venue selling alcohol is at odds with common sense let alone the negative impact/experience that this provides to children from young age groups, it is highly inappropriate.

#### Design, Appearance Materials Character

I am deeply concerned that this application will negatively impact such a beautiful and open coastal landscape, of which very few such areas now exist in the South East. The proposed temporary and ugly structures will scar the landscape and in fact already have because Mr Dixon has deliberately flouted current planning provisions without any sanction.

This application (if successful) would turn an area that hosts a range of fauna and flora into a tatty collection of sporadic temporary structures, thereby demeaning the character of the area and directly and completely negatively affecting the wildlife of the Gap, in total contravention of the Worthing local plan.

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[Sent from Yahoo Mail for iPhone](#)

