

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/07/2026 10:49 AM from Mr Stephen Abbott.

Application Summary

Address:	Land South East Corner Of Amberley Drive Marine Drive Worthing West Sussex
Proposal:	Commercial use of regenerated land, including use as a community green space for recreational and leisure use. Retention of land for biodiversity use. Bore hole for extraction of natural water. Use of land to produce natural green energy, for example solar. Provision of vehicle parking use (including overnight camping use for kite surfers and sea swimmers), 2 x 6m flag poles, provision of food and drink from temporary structures, mobile toilets, shower and baby changing facilities. Two recessed shipping containers for site storage and use. Tree shaded sandpit and tumble-down mound for young children and toddlers to use. Animals to use for entertainment purposes, for example Shetland ponies. A decorative flowerpot boat at site entrance. Bin storage use. A wheeled advertising trailer, measuring approx. 5 metres by 2.5 metres located within the site boundary to promote Worthing, local events and tourism.
Case Officer:	Gary Peck

[Click for further information](#)

Customer Details

Name:	Mr Stephen Abbott
Email:	
Address:	239 Goring Way Worthing West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Yet another disingenuous and convoluted attempt to gain change of use of this important green gap between settlements by this landowner for personal financial gain. Mr Dixon's plot..... and that is what it is.... an ongoing 'plot' to erode the protected status and to monetise this environmentally and socially valuable section of the southern gap, to the potential detriment of the remaining open green space and agricultural land in this location. The proposals fail essential tests on numerous grounds.

The proposals conflict with the Local Plan which prohibits any development on the Green Gap.

The proposals are adverse to its Local Wildlife Site status.

The proposals by Mr Dixon plan a biodiversity net loss with no provisions for any offset.

Mr Dixon's recent activities on the site have already removed wildlife habitat and pollinators from this increasingly rare environmental asset.

The applicant vows to create a community green space in perpetuity and then contrastingly to 'in my lifetime'. These statements have no legal standing, which, with his legal team he will be fully cognisant, and there has been no indication that the land owner will commit to any such legally binding process. If a green space for the benefit of nature and the community in perpetuity is a serious proposal, the land owner could donate the land to Worthing Borough Council (and save himself the ongoing maintenance costs) with the appropriate restrictive covenants, much in the same context as the highly successful Highdown Gardens. Local environmental and conservation groups, I am sure, could produce proposals for its most appropriate utilisation under those conditions and enhanced biodiversity gain.

Since launching the current enterprises on the land, it has become an eyesore, detrimental to the open farmland and views northwards to Highdown Hill. It potentially creates increased traffic, parking and safety issues on this often congested sea front road and seeks to encourage young children across this road from the beach and greensward. There are already toilet facilities within reasonable walking distance together on either side of the Gap with well established cafes that do not encroach on the environmental or visual amenity of the location. It affords no benefit to the local community, only potentially attracting greater visitor numbers to this increasingly congested spot which will not create any employment or other community financial advantage that would outweigh the harm to the environment and established businesses and the safety risks associated with this proposal.
