

From: **Janet Alexander**
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Subject: AWDM/0737/26.
To: <planning@adur-worthing.gov.uk>

Planning Application Ref AWDM/0737/26.
Land South East Corner of Amberley Drive Marine Drive Worthing
West Sussex

Objection

Relevant Planning Policies.

The Goring Residents' Association, together with the Goring and Ilex Conservation Group and The Ferring Conservation Group, led the application for the Goring Gap to become a designated Local Green space in 2014. The views of the Association have not changed.

This planning application would not “ 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.” (Worthing Local Plan). If accepted this plan would lead to a loss of biodiversity in a town that is lacking green spaces. Worthing needs this strategic Green Gap /wildlife corridor. **It should also be noted that the application contains no biodiversity net gain assessment, despite the mandatory requirement under the Environment Act 2021, a significant omission from a proposal for a designated wildlife habitat.**

Highway safety, traffic and parking

The entry of vehicles to the site could cause congestion on this already busy road. The high density of parked camper vans, vans and cars already make crossing the road for pedestrians difficult. On

exiting the site, (although there is now a mirror in place for outgoing vehicles), the view of the entrance for traffic coming from both directions is restricted. The site itself does not appear to be large enough to accommodate the number of vehicles projected along with the other attractions. Which may lead to more roadside demand especially camper vans which are not permitted to park overnight. Added to this, kite surfers are likely to be reluctant to carry their heavy and expensive gear over a road, where the speed restrictions are not always observed.

The wheeled advertising trailer is distracting for motorists.

Noise Disturbance, traffic and smells.

Alcohol being on sale until [11.pm](#) and consumed outside will contribute to the noise levels in this open environment where sound travels, and may well disturb local residents. The opening hours for the bar will add to the traffic in the road that is usually fairly quiet after the day visitors depart. There is no public transport available nearby, meaning the proposal largely depends upon car travel, contrary to the Local Plan's sustainable transport objectives; a dependency made more concerning by the sale of alcohol.

Design appearance materials character.

The applicant has given little or no detail as to the actual design plan for the site apart from a list of temporary structures and a simple drawing. (Some of these "temporary" structures have been on site since at least mid February). The present converted horse boxes and toilet block completely change the visual character of this tranquil rural area. The inclusion of two shipping containers would add an industrial feel to the area that is not in keeping with the Green Gap. The addition of flagpoles with the sole purpose of advertising the site would be detrimental to the countryside appeal so loved by local people. The application is a

random collection of commercial attractions, i.e. a mini amusement park, which is at odds with the way people use the unspoiled Greensward opposite.

There is also no mention of provision of essentials for overnight camping i.e. running water, electricity hook ups, toilet waste disposal facilities. There is also no mention of disabled **access to the limited** facilities available.

Overlooking, loss of privacy and light.

Although there appears to be no loss of privacy issues, there will be light pollution for the lighting needed for the cctv cameras required in the alcohol license, and to illuminate the toilet block at night. The increase in light pollution will be detrimental to the local wildlife habitat.

Conservation area and local Green Space

The Goring Gap is a strategic gap between the settlements of Ferring and Goring, much loved by locals and visitors alike for its unspoiled and uncommercialised appearance and character. It is a local wildlife habitat which needs protecting. There is much mention of community green space within the application, the local community **clearly wishes for the area to remain as an open space.** Approval of this application would set a precedent for the commercialisation of the Gap, eroding the very openness that the Local Green Space designation exists to protect.

Conclusion.

The Goring Residents' Association **opposes** this planning application, **it constitutes inappropriate development on designated Local Green Space for which no special**

circumstances have been demonstrated, and is contrary to the Worthing Local Plan Page 57, paragraphs 3.50 - 3.52. It also raises serious highway safety concerns and it would harm a local amenity valued by locals and the community at large. The threat to local wildlife through noise and light pollution would have consequences for the establishment of the wildlife corridor from the coast to the South Downs National Park. Therefore the Goring Residents' Association respectfully request that the application be declined.

Janet Alexander.

Chair

Goring Residents' Association