

From: **Mark Windsor**

Date: Wed, 24 Jun 2026 at 17:44

Subject: Objection to Planning Application: AWDM/0737/26

To: <Planning@adur-worthing.gov.uk>

Dear Planning Department,

I am writing to lodge a formal objection to the planning application **AWDM/0737/26**, submitted by Mr Dixon, concerning the proposed commercial use and extensive development of the so-called regenerated land in question.

My objection is based on several significant concerns, the foremost being that **this land is designated as Green**, and as such **should remain protected from commercialisation, intensification of use, and inappropriate development**. The proposals outlined in this application are wholly incompatible with the purpose and value of Green-designated land, which exists to preserve natural character, biodiversity, tranquillity, and open space for the benefit of the wider community.

Conflict with Green Land Designation

- The application seeks permission for a wide range of commercial and recreational activities, including:
- Vehicle parking and overnight camping
- Food and drink provision from temporary structures
- Mobile toilets, showers, and baby-changing facilities
- Two recessed shipping containers
- A wheeled advertising trailer
- Two six-metre flagpoles
- A decorative “flowerpot boat”
- A sandpit and children’s mound
- Use of animals for entertainment (e.g., Shetland ponies)
- Solar energy installations
- A borehole for water extraction

These proposals collectively represent a **substantial commercialisation and urbanisation** of what is currently a natural, undeveloped, and environmentally sensitive area. This is fundamentally at odds with the principles of green land designation, which is intended to **limit development, protect biodiversity, and maintain open green space**.

Environmental and Biodiversity Concerns

While the application references “retention of land for biodiversity use,” the scale and nature of the proposed activities would inevitably **disturb wildlife habitats**, increase noise, light, and human activity, and introduce permanent or semi-permanent structures. The introduction of animals for entertainment purposes is particularly inappropriate for a protected green space and raises both welfare and environmental concerns.

Impact on Landscape Character

The proposed shipping containers, advertising trailer, flagpoles, temporary food units, and other structures would significantly alter the visual character of the area. This would erode the natural landscape and undermine the purpose of maintaining this land as a **green, open, and undeveloped space**.

Increased Traffic, Parking, and Overnight Stays

The provision of vehicle parking and overnight camping for kite surfers and sea swimmers would introduce a level of traffic and activity that is unsuitable for this location. It risks:

- Increased congestion
- Noise disturbance
- Littering and waste management issues
- Safety concerns for existing users of the area

Lack of Substance and Detail in the Proposals

A further concern is the **lack of any meaningful detail or substance** behind several of the claims made in the application. For example, the proposal refers vaguely to producing “natural green energy, for example solar,” yet provides **no explanation whatsoever** of how this would be achieved, what infrastructure would be required, where it would be located, or how it would operate.

This absence of detail suggests that these elements have not been properly thought through and that there is **no credible plan to deliver them**. Instead, they appear to be included merely as illustrative or speculative ideas, rather than genuine, costed, or viable proposals. This undermines the seriousness and integrity of the entire application.

Applicant’s Stated Intention to Sell the Land for Development

It is also relevant to note Mr Dixon’s **publicly stated intentions** regarding the future of this land. Through multiple updates on his website and in his YouTube videos, he has repeatedly stated that he **purchased the land using his pension and intends to sell it on to property developers once planning permission is granted**.

This raises serious concerns about the true purpose of the application. The proposals are a means of **increasing the land’s commercial value**, rather than a genuine attempt to create a sustainable or community-focused green space. Granting permission risks opening the door to future development pressure on land that is supposed to be protected.

Previous Off-Plan Advertising for Housing

Furthermore, Mr Dixon previously operated the website www.goringvillas.co.uk, which advertised properties *off-plan* and invited potential buyers to place deposits via James & James Estate Agents. This history strongly suggests that the applicant has long-standing ambitions for **residential or commercial development**, entirely at odds with the green designation of the site. It’s also worth noting that the 14 plots are still listed as for sale on Rightmove, giving further evidence to the fact that this is a further ploy to obtain planning permission in order to sell the land on.

Ongoing Marketing of the Land for Sale

It is also worth noting that the **14 plots remain listed for sale on Rightmove**, further reinforcing the concern that this application is not about community benefit or environmental enhancement. Instead, it appears to be a **strategic attempt to secure planning permission in order to increase the land’s market value and facilitate its sale**.

This ongoing marketing activity provides strong evidence that the application is part of a wider plan to **commercialise and ultimately dispose of the land**, rather than to preserve or enhance it in line with its protected status.

Commercialisation of a Protected Area

The cumulative effect of the proposed uses is the transformation of a green, natural space into a **commercial leisure site**, which is wholly inappropriate for land with this designation. Green land is

not intended to be used as a commercial enterprise zone, nor should it be gradually eroded through incremental development.

For the reasons outlined above, I strongly object to planning application **AWDM/0737/26**. The land is **designated as Green and should remain that way**, free from commercialisation, intrusive structures, and activities that would damage its environmental value and natural character.

I respectfully request that the Council upholds the purpose of the green designation and **refuses this application in full**.

Kind regards,

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