

From: **Sarah Parker**

Date: Tue, 14 Jul 2026 at 23:59

Subject: Planning Application AWDM/0737/26

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

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Dear Sir/Madam

I have just tried to upload my objection to the above application on the council planning portal but it rejected my comments and came up 'Forbidden'.

So please accept my comments via this email:

Dear Planning Team,

I wish to register my strongest 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 erode 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 effect 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.

Design, Appearance Materials Character

I am genuinely concerned that this application will negatively impact such a beautiful and open coastal landscape. The proposed temporary and ugly structures will scar the landscape and destroy the spectacular countryside views. It is important to point out that several of these have actually been in place without planning permission for many months. The views from the South Downs to the sea are now blighted by 'tacky' seating and parasols. Proposed flag poles will equally negatively impact this green open land. The present converted horse boxes into toilets/shower facilities are completely inappropriate spoiling this rural and peaceful area. The appearance of these in the landscape are random and at odds with the absence of any development on the rest of The Green Gap. The proposal cites using animals 'for entertainment purposes' without information on where they will seek shade and how they will be used for such purposes. Together with commercial activities, this is turning into a petting zoo and commercial attraction, which is totally against the vision of the Worthing Local Plan.

Overall, I am very concerned that if this application is allowed, even on a temporary planning basis, it will allow detrimental incremental encroachment. I note that the applicant has added additional documents following various public comments, which appear to dictate to the Planning department. Planning decisions must consider not just the immediate impact of this proposal but also its cumulative effect on the land and surrounding countryside. Approving commercial development on protected open land risks establishing a precedent that makes it progressively more difficult to resist further development. The Gap is the local community's green lung, which must be protected at all costs. The planning system exists to prevent precisely this form of gradual erosion of protected views and landscapes.

The applicant fails to demonstrate a need for development on this land. There are already two well established local café businesses within walking distance of this proposed site as well as a council-approved mobile refreshment service opposite the site on the greensward. There are also many other local cafes, pubs and recreational facilities in the immediate vicinity. The area does not need a commercially developed site. It certainly does not justify sacrificing such a precious green gap and land full of biodiversity such as this.

Lastly, Worthing has one of the lowest levels of publicly accessible green space per person in England. This surely makes the protection of any remaining area of designated open land vitally important. I and others enjoy the peaceful tranquillity of The Goring Gap on a daily-basis through walking our dogs and enjoying the unspoilt landscape. The Gap is a wonderful space to enjoy, exercise in and enhance health and mental well-being. The Gap has remained un-commercialised for over 100 years, my family has enjoyed living near Goring Gap for this entire period. It is part of the local community's identity and should not be allowed to be eroded in this manner. It must be protected for future generations for at least another 100 years.

For these reasons, I respectfully request that Worthing Borough Council refuses this application. Approval would surely conflict with the adopted Worthing Local Plan, undermine the purposes of the Local Green Gap and Local Green Space designations, be detrimental to wildlife and erode the character of this exceptional landscape and wonderful coastal views.

Yours faithfully, Sarah Humphries, 69, Ardingly Drive, Goring By Sea BN12 4TN