

From: **Marcus Randall**

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Subject: OBJECTION TO APPLICATION AWDM/0737/26

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

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OBJECTION TO APPLICATION AWDM/0737/26

I object to application AWDM/0737/26 and respectfully request that planning permission be refused.

Whilst the proposal is described as regenerated land incorporating community green space and biodiversity benefits, it is, in reality, a substantial commercial leisure and tourism development comprising vehicle parking (including overnight camping), food and drink provision, toilets and shower facilities, storage containers, children's recreational facilities, commercial advertising, renewable energy infrastructure, water extraction, animal attractions and associated visitor activity.

When considered cumulatively, the proposal would fundamentally change the character of this open coastal land and is wholly inappropriate for this location.

My objections are as follows:

1. Conflict with Worthing Local Plan Policy SS4 (Countryside and Undeveloped Coast)

The site lies outside the Built Up Area Boundary and within the countryside and undeveloped coast designation. The applicant has failed to demonstrate why such an extensive commercial leisure development requires this countryside location. Many of the proposed uses could be located within the existing built-up area of Worthing.

The scale and intensity of the proposed activities would adversely affect the character, tranquillity and openness of the site.

2. Conflict with Worthing Local Plan Policy SS5 (Goring-Ferring Local Green Gap)

The Goring Gap is specifically protected to preserve the physical and visual separation between settlements and to safeguard its environmental and landscape value.

This proposal introduces a significant number of commercial and operational elements including:

- Vehicle parking and overnight camping.
- Shipping containers.
- Food and drink concessions.
- Mobile toilet and shower facilities.
- Advertising structures.
- Children's play areas.
- Animal attractions.
- Renewable energy installations.
- Borehole water extraction.
- Tourism-related activities.

The cumulative impact of these proposals would urbanise the site and materially erode the openness and character of the Local Green Gap.

3. Overdevelopment of the Site

This is not a simple community green space proposal. It is a multi-use commercial leisure and tourism destination incorporating numerous independent uses and structures.

The applicant appears to have sought to package a wide range of commercial activities under the banner of biodiversity and community benefit. However, planning applications must be assessed on what is physically being proposed, not the terminology used to describe it.

The scale and diversity of uses proposed constitute overdevelopment of this open coastal site.

4. Highway Access and Parking Concerns

The proposal includes vehicle parking and overnight camping, yet there is insufficient information regarding:

- The number of vehicles anticipated.
- Parking arrangements.
- Vehicle access and manoeuvring.
- Peak visitor numbers.
- Deliveries and servicing arrangements.
- Emergency vehicle access.
- Measures to prevent overspill parking.

Without this information it is impossible to properly assess the impact on local highways or neighbouring residential areas.

5. Loss of Amenity, Noise and Light Pollution

The proposed combination of camping, food and drink provision, recreational activities, visitor facilities and commercial uses would inevitably increase:

- Noise levels.
- Visitor activity.
- Traffic movements.
- Light pollution.
- Waste generation.
- Disturbance to local residents and wildlife.

The application fails to adequately address how these impacts will be managed.

6. Insufficient Detail

The application description is extremely broad and lacks important detail. It remains unclear:

- How many visitors the site is expected to accommodate.
- The hours of operation.
- The scale of camping activities.
- The nature and size of temporary structures.
- The precise renewable energy proposals.
- The extent of food and drink provision.
- The operational management arrangements for the site.

Planning permission should not be granted for such a wide-ranging commercial proposal without clear and detailed information being provided.

7. Planning History

There is a significant planning history associated with this land, including applications that have been refused, withdrawn or dismissed on appeal. The Local Planning Authority should give considerable weight to the cumulative planning history when determining this application and assess whether this proposal simply seeks to reintroduce previously unacceptable forms of development under alternative descriptions.

Conclusion

The proposal represents a substantial commercial leisure and tourism development that is wholly inappropriate within the Goring-Ferring Local Green Gap. It conflicts with the adopted Worthing Local Plan, would

urbanise and intensify the use of open coastal land, and has failed to provide sufficient detail to properly assess its impacts.

I therefore respectfully request that planning permission for application AWDM/0737/26 is refused.

Signed

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