

From: **Dorothy**

Date: Wed, 15 Jul 2026 at 17:24

Subject: Support for Planning application AWDM/0737/26 Land South East Corner Of Amberley Drive Marine Drive Worthing West Sussex

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## Re: Planning Application **AWDM/0737/26**

I wish to express my strong support for this planning application.

The site is a genuine asset to the local area and provides facilities that are currently badly needed. There are no houses immediately adjoining the site; the nearest homes are some considerable distance away, across the field. It is therefore important that the application is considered on the basis of the site's actual location and circumstances, rather than assumptions about its possible effect on nearby residential properties.

### **1. Impact on neighbouring properties and local amenity**

Because there are no houses close to the site, the proposed use is unlikely to cause significant noise, disturbance or loss of residential amenity.

The bar is a small, friendly local facility rather than a large-scale entertainment venue. It offers residents and visitors somewhere pleasant to stop, sit and enjoy the area. Sensible operating hours and appropriate site management can address any concerns about noise, litter or behaviour without depriving the community of a valuable amenity.

The provision of toilets is a particular benefit. There are no other convenient public toilets in this immediate area, despite the number of walkers, cyclists, dog walkers, families and visitors who use it.

There are also no cafés nearby. Suggestions that existing cafés already serve this location are therefore misleading. People using this part of the Goring Gap currently have nowhere nearby to buy a drink, stop for refreshments or sit comfortably with their families.

There are no children's play areas nearby either. The site provides families with a safe and welcoming place where children can spend time outdoors while their parents and carers relax. This is a valuable local amenity, particularly in an area where there are otherwise very few facilities for families.

Any isolated incidents involving cars or motorbikes should be dealt with as matters of traffic enforcement. They should not be used as a reason to oppose a well-managed local business that may, in fact, help bring responsible supervision and activity to the site.

### **2. Design, appearance and local character**

This is a beautiful and distinctive area, and the application offers an opportunity to make positive and carefully managed use of the land.

The site is not untouched greenfield land with no previous development history. A previous planning application, dating from 1912, was for housing, and there are existing foundations approximately four inches beneath the grass. The present proposal is far less intrusive than a housing development would have been.

A small bar, picnic area, toilets, family facilities and managed parking can be introduced in a way that respects the open character of the area. Appropriate landscaping, screening, planting and conditions relating to signage and the appearance of any containers or temporary structures could ensure that the site remains attractive.

Rather than allowing the land to become neglected or unmanaged, this proposal gives it a useful purpose and encourages people to appreciate and enjoy the setting.

The picnic area is especially valuable. It provides a welcoming place for local people, walkers and visitors to sit and enjoy the surroundings. It also gives families somewhere for children to enjoy being outdoors, in an area where there are no nearby playgrounds or comparable family facilities.

Facilities of this kind can enhance public enjoyment of an area without fundamentally changing its open character.

Any concerns about trailers, signs or the external appearance of structures can be addressed through planning conditions. They do not justify refusing the principle of the development.

### **3. Sustainability and environmental responsibility**

The operators are using solar energy to provide electricity rather than relying on noisy and polluting generators.

This is an important environmental benefit. Solar power reduces noise, fumes, fuel use and carbon emissions, making it a far more appropriate source of energy for a sensitive open setting.

The use of renewable energy also demonstrates that the operators are making a conscious effort to run the site responsibly and sympathetically. It directly answers concerns that the proposal would create additional generator noise or environmental disturbance.

This sustainable approach should be recognised and encouraged as part of the planning decision.

### **4. Community benefit**

The proposal offers clear and practical benefits to the local community.

It provides:

- parking in an area that already suffers from congestion;
- a designated place for campervans, which might otherwise park along residential streets or Marine Drive;
- a pleasant picnic and rest area;
- accessible toilet facilities where there are currently none nearby;
- refreshments in an area where there are no nearby cafés;
- outdoor space for families in an area where there are no nearby children's play facilities;
- a small local venue where residents and visitors can meet;
- renewable solar energy rather than noisy generators;

- greater supervision and responsible management of the land.

This is not a duplication of facilities that are already readily available. The cafés and public toilets nearer the beach do not serve this particular location and may still be a considerable walk away for young children, older people, disabled visitors or anyone using this section of the Gap.

This site is used by people walking, cycling, exercising dogs, visiting the open space or travelling in campervans. The proposal meets a different and very real need.

It should therefore be judged on the benefits it provides at this particular site, rather than on the existence of unrelated businesses elsewhere.

## **5. Traffic, parking and highway safety**

One of the strongest reasons to support the application is the provision of off-street parking.

Marine Drive already becomes heavily congested, particularly at weekends. A properly managed parking area gives motorists somewhere safer and more appropriate to leave their vehicles, rather than adding to roadside parking.

The provision for campervans is equally important. Campervans already visit the area and, without a designated place to stop, may park on surrounding roads. Providing a managed site is preferable to uncontrolled parking within nearby streets.

The precise number of parking spaces should, of course, be confirmed by the planning authority. However, any disagreement about whether the site can accommodate 150 vehicles is a matter that can be resolved through an accurate parking layout or a condition limiting capacity. It is not a reason to refuse the entire application.

Safe access, visibility splays, signage and speed-control measures can also be addressed through consultation with the highways authority. A properly designed entrance and managed parking operation could improve the present situation by reducing random stopping, roadside parking and unsafe manoeuvres.

## **6. Environmental and ecological considerations**

The proposal can coexist with the natural environment if it is sensitively managed.

A modest leisure and hospitality use, with picnic facilities and controlled parking, is significantly less damaging than residential development or more intensive commercial construction. The application provides an opportunity for the council to impose suitable conditions covering landscaping, lighting, waste disposal, drainage, wildlife protection and the positioning of structures.

The use of solar energy rather than generators is particularly appropriate in this setting. It avoids generator noise and fumes and reduces the environmental impact of operating the site.

Responsible management may also improve the condition of the land by controlling litter, providing bins and toilets, supervising vehicles and encouraging visitors to use designated areas.

The presence of horses is not, in itself, inconsistent with the rural and open character of the area. Horses are already associated with countryside environments. Any concerns regarding animal waste or separation from dogs can be addressed through good site management, designated areas and clear signage.

## **7. The Goring Gap and local planning policy**

I fully recognise the importance of protecting the Goring Gap and retaining the separate identity of the surrounding settlements.

However, protecting the Gap does not necessarily mean preventing every form of public use or every modest facility. This proposal does not seek to create a new housing estate or merge existing settlements. It provides limited facilities that enable people to enjoy the open area responsibly.

Indeed, the existence of historic foundations and the previous proposal for housing demonstrate that more intensive development has been contemplated at this location in the past. Compared with housing, the present application represents a much lighter and more reversible use of the land.

The provision of toilets, refreshments, family space, managed parking and renewable energy can support responsible public enjoyment of the Gap without compromising its essential openness.

With appropriate conditions controlling the scale, appearance and operation of the site, the development can preserve the openness of the Gap while providing meaningful benefits to local residents and visitors.

## **Conclusion**

This application should be supported because it offers a sensible and useful facility in an area where parking, campervan provision, toilets, cafés, children's play facilities and places to rest are currently limited or entirely absent.

It provides a beautiful picnic area, a welcoming place for families, responsible management of the land, off-street parking, refreshments and a small local venue. It also uses solar energy rather than noisy, polluting generators.

There are no homes immediately adjacent to the site, and any legitimate concerns regarding appearance, access, capacity, noise or environmental protection can be addressed through proportionate planning conditions.

Refusing the application would mean losing a valuable community asset without resolving the existing problems of congestion, roadside campervan parking and the lack of public and family facilities.

We therefore respectfully ask the council to approve this planning application, subject to reasonable conditions that protect the landscape, ensure safe access and support the responsible operation of the site.

With best wishes  
Dorothy and Alan Norris