

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 29/06/2026 5:32 PM from Mr Graeme Pidgeon.

Application Summary

Address:	Land South East Corner Of Amberley Drive Marine Drive Worthing West Sussex
Proposal:	Commercial use of regenerated land, including use as a community green space for recreational and leisure use. Retention of land for biodiversity use. Bore hole for extraction of natural water. Use of land to produce natural green energy, for example solar. Provision of vehicle parking use (including overnight camping use for kite surfers and sea swimmers), 2 x 6m flag poles, provision of food and drink from temporary structures, mobile toilets, shower and baby changing facilities. Two recessed shipping containers for site storage and use. Tree shaded sandpit and tumble-down mound for young children and toddlers to use. Animals to use for entertainment purposes, for example Shetland ponies. A decorative flowerpot boat at site entrance. Bin storage use. A wheeled advertising trailer, measuring approx. 5 metres by 2.5 metres located within the site boundary to promote Worthing, local events and tourism.
Case Officer:	Gary Peck

[Click for further information](#)

Customer Details

Name:	Mr Graeme Pidgeon
Email:	
Address:	12 Oval Waye Ferring Worthing

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking

- Loss of General Amenity
- Overdevelopment
- Trees and Landscaping

Comments: I live in Ferring which is Worthing's neighbour in the Goring Gap.
 I wish to enter object for the following reasons

- 1, Contrary to the Local Plan, which reserves this area as Local Green Gap, not available for development of any sort (Local Plan pages 58 - 61)
2. Not compatible with the Goring Gap's designation as a Local Wildlife Site
3. Biodiversity loss, when biodiversity gain is required
4. The proposal is incoherent and not internally consistent - parking for 150 vehicles, food and drink stalls, toilets and shower facilities, entertainment from animals, large shipping containers, a bore hole for water, ground-based solar panels, and a play area for children could not be contained in the 2-acre site.
- 5 The proposed activities on the site, the vehicles and equipment, the huge advertising trailer and the shipping containers for storage out of season would detract from the visual appeal of the Goring Gap.
6. The entry and exit of vehicles would cause unacceptable traffic congestion in Marine Crescent and adjacent roads.
7. Allowing overnight accommodation for camper vans would encourage overnight parking of motor homes on the carriageway, which WSCC has prohibited.
8. Mr Dixon's history of the site is inaccurate and misleading. The agreement between Worthing BC and Hesketh Estates in 1933 did not result in any houses being built in the Goring Gap. Planning applications for housing were refused by WSCC in 1951 and 1954 and the decisions upheld on appeal. The Inspector said, 'It would be wrong for anything to be done to impair the effective agricultural use of the land'. Subsequent applications for development in this coastal Gap have all been refused, and appeals dismissed. The use of this land in the 1930s was agricultural, not residential. Mr Dixon has a checkered relationship with the residents of Ferring and has been abusive online to them, my wife included.
- 9/. This application is an attempt to get any kind of planning consent so he can start the process of salami slicing permission until he gets permission for his initial plan of houses!
- 10/. The condition set by Sussex Police on his application for an Alcohol Licence make the site uneconomical from any business perspective and that he has applied again supports the belief that this application is a stepping stone!

Kind regards