

Compliance with Goring Gap Policy Objectives SS4

1) The proposal would not undermine the physical and/or visual separation of settlements

The proposal does not introduce permanent buildings, residential development, or substantial built form that would erode the openness of Goring Gap or contribute to the coalescence of Worthing and Ferring. The land will remain predominantly reclaimed open grassland, with only temporary and movable structures associated with seasonal leisure activities. Existing views across the Gap towards the sea and the South Downs will be retained, preserving the perception of openness and maintaining the clear visual separation between settlements.

Furthermore, the applicant is willing to provide a legal commitment that no residential, office, or institutional development will be pursued in their lifetime on their land, reinforcing the long-term protection of the Gap's separation function.

2) The proposal would not compromise the integrity of the gap

The defining characteristic of Goring Gap is its openness and undeveloped nature. The proposal retains these qualities by preserving the site as open green space and avoiding any permanent urbanising development. Approximately 90% of the land will remain as accessible grassed open space, with areas retained for natural habitat enhancement.

The use proposed is recreational in nature and therefore entirely consistent with the existing leisure and green space character of the surrounding area, including the adjacent Greensward and seafront recreational uses. The proposal therefore complements, rather than compromises, the integrity and function of Goring Gap.

3) The proposal conserves and enhances the benefits and services derived from the area's Natural Capital

The proposal delivers a number of measurable environmental and community benefits. The site has already been cleared of rubbish and invasive overgrowth and regenerated into a managed green space. Areas of retained vegetation and additional tree and wildflower planting will enhance biodiversity, improve habitat opportunities for birds and pollinating insects, and contribute to carbon sequestration.

The site will also provide significant social and health benefits by creating opportunities for outdoor recreation, informal exercise, social interaction, and access to green space. By encouraging walking, cycling, sea swimming, and watersports, the proposal promotes healthier lifestyles while supporting sustainable tourism and local economic activity.

4) The proposal conserves and enhances the area as part of a cohesive green infrastructure network

The site occupies an important position by the Greensward, the Plantation, the seafront, and the wider network of open spaces within Goring Gap. The proposal strengthens these connections by maintaining the land as open green space that remains accessible and visually connected to surrounding green infrastructure.

The introduction of additional planting, habitat areas, and recreational facilities enhances the site's ecological and social value and creates a destination that encourages people to engage with the wider

network of green spaces and the coastline. Rather than fragmenting green infrastructure, the proposal secures the long-term management and beneficial use of previously neglected land, ensuring that it continues to contribute positively to the wider landscape and community.

One additional point worth emphasising is that the proposal arguably offers a better outcome than leaving the site unmanaged. An unmanaged, inaccessible and overgrown parcel of land provides limited public benefit, whereas a carefully managed, predominantly open community green space actively delivers recreational, environmental and wellbeing benefits while preserving the openness and character of Goring Gap.

Overall, the proposal represents the regeneration of previously unused land into a predominantly open, seasonal community green space that preserves the physical and visual openness of Goring Gap. It introduces no permanent urban development, maintains the separation between settlements, enhances biodiversity and public access to green space, and strengthens the site's contribution to the wider green infrastructure network. The proposal therefore not only avoids harm to the objectives of the Goring Gap policy but actively delivers environmental, recreational and community benefits that support and reinforce its long-term purpose.

To conclude.

- No permanent built development and therefore no settlement coalescence.
- Predominantly open green space with only temporary, movable structures.
- Biodiversity enhancement through habitat retention and additional planting.
- Public health and wellbeing benefits through recreation and access to green space.
- Improved management of neglected land rather than leaving it inaccessible and overgrown.
- Integration with existing recreational uses on the seafront and adjacent greenspaces.
- A voluntary commitment against residential development, which demonstrates the intention to preserve Goring Gap's openness for future generations.