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Fwd: Planning Objection - Proposed Development at Amberley Drive and Marine Drive, Goring Gap. Planning Ref AWDM/0737/26

1 message

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

13 July 2026 at 10:41

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From: **Ian Hussey** <[REDACTED]>

Date: Mon, 13 Jul 2026

Subject: Planning Objection - Proposed Development at Amberley Drive and Marine Drive, Goring Gap. Planning Ref AWDM/0737/26

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

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Dear Planning Team,

I wish to register my strongest possible objection to the planning application relating to the land at the junction of Amberley Drive and Marine Drive within the Goring Gap.

This site lies within one of Worthing's most important protected landscapes. The Goring Gap is designated in the adopted Worthing Local Plan as both a Local Green Gap and a Local Green Space precisely because of its exceptional landscape quality, openness, recreational value, wildlife, and the importance of maintaining the separate identity of Worthing and Ferring. The Council has recognised that these qualities are demonstrably special and worthy of the highest level of local protection.

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. Development within the Gap should not undermine its openness, compromise its integrity, detract from its landscape character, or contribute to the gradual coalescence of neighbouring settlements.

The National Planning Policy Framework is equally clear that Local Green Spaces should receive protection consistent with Green Belt policy. The fundamental aim is to keep such land permanently open, and inappropriate development should only be permitted in very special circumstances. No such exceptional circumstances have been demonstrated in this application.

Although the proposal is described as seasonal and temporary, it would nevertheless introduce built structures, commercial activity, additional traffic, noise, and activity into an area whose value lies precisely in its open and undeveloped character. This would erode the rural and coastal qualities that make the Goring Gap unique.

I am particularly concerned about the principle of incremental encroachment. Planning decisions must consider not only the immediate impacts of a proposal but also its cumulative effect. Approving commercial uses on protected open land risks establishing a precedent that makes it progressively more difficult to resist further development. The planning system exists to prevent precisely this form of gradual erosion of protected landscapes.

The application fails to demonstrate any overriding need for development in this location. Worthing already has numerous cafés, recreational facilities, and visitor amenities. There is no planning justification for sacrificing protected open space when suitable alternatives already exist elsewhere within the borough.

Worthing has one of the lowest levels of publicly accessible green space per person in England, making the protection of every remaining area of designated open land even more important. The Goring Gap provides invaluable opportunities for informal recreation, quiet enjoyment, biodiversity, and mental well-being. Once openness is lost, it cannot be recreated.

For these reasons, I respectfully request that Worthing Borough Council refuses this application. Approval would conflict with the adopted Worthing Local Plan, undermine the purposes of the Local Green Gap and Local Green Space designations, erode the openness and character of this exceptional landscape, and create an unacceptable precedent for further encroachment.

The Goring Gap is an irreplaceable part of Worthing's identity and should remain protected for the benefit of wildlife, residents, and future generations.

Yours faithfully,

Dr. Ian.W.Hussey

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