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Fwd: Objection AWDM/0737/26 Attn Mr Gary Peck

1 message

Planning - <planning@adur-worthing.gov.uk>

13 July 2026 at 09:27

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From: **Mike Simmonds** [REDACTED]
Date: Sun, 12 Jul 2026 at [REDACTED]
Subject: Objection AWDM/0737/26 Attn Mr Gary Peck
To: <planning@adur-worthing.gov.uk>

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40 Amberley Drive
Goring by Sea
Worthing
West Sussex
BN12 4QQ

12 July 2026

Development Management
Adur & Worthing Councils
Worthing Town Hall, Chapel Road
Worthing, West Sussex, BN11 1HA

For the attention of Mr Gary Peck, Head of Planning & Development (Case Officer)

Dear Mr Peck,

Objection to Planning Application AWDM/0737/26

**Site: Land at the South East Corner of Amberley Drive, Marine Drive, Worthing,
West Sussex**

I am writing to object in the strongest possible terms to the above application. We are residents living in the immediate vicinity of the application site and have read the description of the proposed development in full. We ask that the application be refused.

Our objections are set out below. We have deliberately framed each of them by reference to the material planning considerations identified in your letter of 24 June 2026, so that each point is one the Council is able to take into account.

Legal and policy framework

Under section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this application must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. For the reasons that follow, the proposal conflicts fundamentally with the adopted Worthing Local Plan, and we can identify no material consideration capable of justifying a departure from it.

1. Conflict with the Local Plan - Local Green Gap

The site lies within land designated in the adopted Worthing Local Plan as a Local Green Gap between settlements - land which the Plan confirms should remain undeveloped in order to prevent the coalescence of settlements, protect the undeveloped coastline, and preserve the separate identity of Goring and its neighbouring communities. The proposal - commercial buildings, shipping containers, hardstanding, extensive parking, flag poles, an advertising trailer and intensive year-round visitor use - is development of precisely the kind this designation exists to resist. Approval would directly undermine an adopted planning policy and set a damaging precedent for the Gap.

2. Local Wildlife Site and biodiversity loss

The Goring Gap is a recognised Local Wildlife Site. The proposed activities, vehicle parking, storage containers and general intensification of use are incompatible with that designation and would cause biodiversity loss at a location where the planning system now requires measurable biodiversity net gain (mandatory under the Environment Act 2021). The application appears to deliver harm to biodiversity in a location where gain is required.

3. Design, appearance, character and the setting of the South Downs National Park

The site forms part of the open coastal landscape of the Goring Gap and lies within the setting of the South Downs National Park. Two recessed shipping containers, six-metre flag poles, a wheeled advertising trailer, temporary catering structures and the general paraphernalia of a commercial operation would be visually intrusive and wholly out of keeping with this open, undeveloped seascape, harming its character and appearance.

We would add that the plot is already in a poor and deteriorating visual state - the 'for sale' A-frame board on the site has been left to degrade for close to two years - which is indicative of how the site is likely to be maintained in practice. Promoting Worthing as a desirable tourist destination will be highly unlikely and negatively impacted.

4. Highway safety, traffic and parking

The application proposes parking for 150 vehicles and anticipates very high visitor numbers. The surrounding road network - Amberley Drive, Marine Crescent and the adjacent residential streets - is entirely unsuited to traffic on this scale. The entry and exit of vehicles in these numbers would cause unacceptable congestion and give rise to serious highway safety concerns for residents, pedestrians, children and other road users. There is no realistic prospect of 150 vehicles being safely accommodated on or served by this site without significant and unsafe overspill onto residential roads.

5. Noise, disturbance and loss of residential amenity

The scale of use proposed - operation from early morning until late in the evening, amplified music, very large numbers of visitors, and up to ten 'major events' each year — would cause serious and sustained noise and disturbance to nearby homes. The National Planning Policy Framework requires the planning system to prevent new development from giving rise to significant adverse impacts on health and quality of life as a result of noise, and to avoid harm to established residents.

This is a predominantly residential area with a significant number of families with school-age children and elderly residents, whose amenity, rest and sleep would be directly and repeatedly harmed. Residents in the surrounding roads are already disturbed by existing summer activity in the area; this proposal would greatly intensify that disturbance and extend it across the day and late into the evening.

6. Overnight camping — displacement and enforceability

The application seeks to permit overnight vehicle 'camping'. In practice this is unenforceable and would displace overnight parking of motorhomes and camper vans onto the surrounding carriageways and residential streets, including the roads off Amberley Drive, where West Sussex County Council has already prohibited overnight parking on the carriageway. We have direct experience of vehicles already relocating off the beach into the offshoot roads overnight to evade existing restrictions; formally permitting overnight use on this site would legitimise and significantly worsen that pattern, with knock-on disturbance and highway impacts on residents.

7. Crime, disorder and public safety

Under section 17 of the Crime and Disorder Act 1998, the Council must exercise its functions with due regard to the need to prevent crime and disorder; this is a material planning consideration. The area around the Goring Gap already experiences significant seasonal anti-social behaviour — including drug-related activity, reckless and excessive-speed driving, motorcyclists using local roads as a racing circuit, unauthorised encampments and associated disorder — against a backdrop of very limited police presence. A venue open from early morning until late at night, serving alcohol and drawing very large crowds, would foreseeably act as a focal

point that intensifies this behaviour and further undermines public safety in an area that is already difficult to police.

8. Inadequate infrastructure — sanitation and waste

There is no infrastructure at or near this site capable of supporting the scale of use proposed. The existing public toilet provision in the vicinity is a single, ageing and already inadequate facility. The proposal offers only mobile toilets, which cannot reasonably serve the visitor numbers indicated. Nor can we identify any adequate provision for managing the volume of litter and waste that large summer crowds would generate: experience of the greensward shows that visitors do not reliably remove their own rubbish, and there is no mechanism to ensure the applicant keeps the wider area clean. The likely and foreseeable result is a significant, recurring waste and litter burden on the surrounding area.

9. Planning history and previous decisions

The planning history of this land weighs firmly against the application. Applications relating to this land have previously been refused and dismissed on appeal, and the established and most recent lawful use of the land is agricultural — not commercial or leisure development of this nature. Previous decisions are a material consideration and support refusal here.

10. Right to respect for private and family life

Finally, in reaching its decision the Council must act compatibly with Article 8 of the European Convention on Human Rights, given effect by the Human Rights Act 1998, which protects the right to respect for private and family life and the home. The sustained noise, disturbance and loss of amenity that this proposal would inflict upon our home and family life is a matter the Council is entitled, and required, to weigh in the balance.

Conclusion

For all of the above reasons — and in particular the fundamental conflict with the adopted Local Plan's Local Green Gap and Local Wildlife Site designations, the unacceptable highway, noise and amenity impacts, and the crime and public-safety consequences — we respectfully but firmly request that the Council refuse this application.

We should be grateful if our objection could be registered against reference AWDM/0737/26 and taken fully into account.

Yours sincerely,

M D Simmonds

Sent from my iPad