

To whom it may concern,

I'm

I am contacting you via email regarding planning application AWDM/0737/26 (PP-15002815); Land South East Corner Of Amberley Drive Marine Drive Worthing West Sussex

Please register this (attached & payed below*) as my formal complaint against any commercial (or residential) development of this site (and associated lands of the Goring [Ferring] Gap).

*To: The Planning Department, Worthing Borough Council

Application Reference: AWDM/0737/26

Linked Reference: AWDM/0099/24 (Historical Encroachment Precedent)

Site Location: 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.

Dear Planning Officer,

I am writing to register my total and unconditional objection to planning application AWDM/0737/26. This comprehensive objection directly challenges the intensive, highly fragmented commercialization of a protected green space. By examining the true operational realities behind the application's benign language, it becomes evident that this proposal poses an existential threat to the character, environmental fabric, and legal protections of the Goring Gap. This representation incorporates, reinforces, and expands upon the core concerns raised across public representations 11–20 to offer a unified, robust community defense.

The applicant's repetitive attempts to insert commercial facilities into a protected landscape are inherently incompatible with established planning frameworks. This application represents an artificial variation of an infrastructure scheme that has already been decisively rejected by the Council and upheld at appeal by the Planning Inspectorate. No new material considerations have been advanced to justify reversing those definitive judgments.

1. Aesthetic Degradation and the Clutter of "Temporary" Structures

The application relies heavily on the provision of "temporary structures," "mobile toilets," "recessed shipping containers," a "wheeled advertising trailer," and "flagpoles." While the applicant frames these as low-impact, the reality is the exact opposite. Because these structures lack the visual intent, high-quality architectural design, and material permanence of purpose-built structures, they introduce an

intensely cluttered, makeshift appearance to an otherwise flawless coastal landscape.

The juxtaposition of industrial steel shipping containers, plastic mobile facilities, and a 5-metre commercial trailer against an open meadow creates a highly discordant, unkempt visual environment. Far from looking "natural," this patchwork of temporary units will make this iconic coastal window look visually messy, uncoordinated, and significantly degraded—directly violating local planning policies that demand all development positively enhances the town's visual character.

2. Unmonitored Overnight Camping: Noise, Behaviour, and Risks

The introduction of explicit "overnight camping use for kite surfers and sea swimmers" represents an unprecedented and dangerous intensification of land use. Overnight habitation inherently brings unregulated activity into a quiet, unlit residential and rural environment during sensitive night-time hours. Without continuous, professional, on-site management or security, overnight camping acts as an immediate vector for late-night noise pollution, group disturbances, and anti-social behavior.

The physical presence of individuals living out of vehicles or temporary pitches inevitably generates unmonitored human waste and litter. Crucially, introducing overnight accommodation immediately adjacent to an exposed coastal front and the unprotected Rife stream introduces major public safety liabilities, placing an unacceptable and avoidable burden on local emergency services and community order.

3. Irreversible Harm to Nocturnal Wildlife and Ecologies

While the application cynically references the "retention of land for biodiversity use," its core provisions render that claim entirely contradictory. The Goring Gap functions as a vital, dark-sky wildlife corridor. Introducing overnight camping, evening commercial operations, and the human movement associated with temporary catering structures will introduce continuous, intrusive light pollution and human presence into the environment during critical nocturnal windows.

This directly threatens the lifecycle, nesting habits, and foraging patterns of protected nocturnal fauna, including local bat species, owls, and coastal birds. Human occupation during the night destroys the fundamental value of a wildlife sanctuary. It is an ecological certainty that the continuous disturbance from camping and commercial activity will permanently displace sensitive species, invalidating any nominal biodiversity claims.

4. Severe Breaches of Statutory Planning Policy and Legal Covenants

The multi-layered commercial functions proposed under AWD/0737/26 represent a textbook violation of Policy SS5 (Local Green Gaps) of the Worthing Local Plan (2023). Policy SS5 mandates that the open gap must remain entirely undeveloped to prevent the urban coalescence of Goring and Ferring, while protecting the open setting of the South Downs National Park. The addition of retail facilities, ticketed/entertainment animals, and commercial parking fundamentally undermines this strategic open buffer.

Furthermore, this application sits in direct defiance of the historic Goring Hall Estate Restrictive Covenants bound to the title deeds. These covenants state with absolute clarity that the land "shall not be used for any purpose other than garden ground, meadowland, or horticulture" and strictly prohibit any structures designed for commercial trade or the supply of alcohol. The Council must respect these deep-seated land protections, which have successfully preserved the area's open identity for generations.

5. Amenities, Logistics, and Severe Local Infrastructure Congestion

The local highway network—specifically the junctions at Marine Drive and Amberley Drive—is comprised of quiet, residential roads incapable of absorbing an intensive commercial, tourism, and camping destination. The logistical requirements of servicing "food and drink structures," daily "bin storage," and heavy vehicle parking will choke local transport infrastructure.

Without dedicated, structurally integrated delivery bays, heavy commercial supply vehicles and waste collection trucks will be forced to park on narrow residential kerbs. This will create hazardous blind spots for pedestrians, cyclists, and local drivers, block vital residential access, and cause severe, daily traffic congestion across the wider area.

6. Prevention of Crime and Anti-Social Behaviour

The inclusion of commercial operations and vehicle parking introduces a high risk of public nuisance and anti-social behavior. The footprint of an unmonitored hospitality environment in an open-air rural setting creates a direct vector for noise pollution, late-night disruption, and littering within a quiet residential zone.

As reinforced by neighboring objections 11–20, local policing and council resources are not structured to monitor and secure open fields against late-night alcohol-fueled or transient disturbances. Introducing an unmonitored commercial destination next to a residential neighborhood will inevitably compromise public order and diminish the standard of living for nearby residents.

7. Procedural Loophole Avoidance and Material Planning History

This authority must not view application AWDM/0737/26 in isolation. It represents a highly tactical, cyclical attempt to bypass the decisive planning principles established under the council's previous reviews of this exact plot—most notably AWDM/0099/24 (Certificate of Lawfulness for commercial sandpits/gazebos) and the subsequent unpermitted commercial clearing of this protected green lung.

The current submission is a transparent attempt to re-package a commercial footprint under alternative terminology ("overnight camping" and "tourism promotion") to circumvent the core protections of Policy SS5. Because the fundamental nature of the land remains entirely unchanged, and no new material considerations have been introduced to rectify the severe logistical, environmental, and spatial harms previously identified, the cumulative planning history dictates that AWDM/0737/26 must be refused on identical grounds.

Conclusion

Application AWDM/0737/26 is not a benign community asset; it is an intrusive, visually chaotic, and environmentally damaging commercial enterprise disguised under a layer of green rhetoric. By introducing unmonitored overnight camping, structurally messy temporary facilities, and ecological disturbances, it actively threatens the well-being, aesthetics, and safety of Worthing's premier green lung. I urge the Planning Committee to uphold Policy SS5, honor the historic restrictive covenants, and firmly refuse this application.

Kind regards,

Gregory Allen
Local resident