

WORTHING SOCIETY CONSULTATION RESPONSE -AWDM/0737/26

L AND AT THE SOUTH EAST CORNER OF AMBERLEY DRIVE AND MARINE DRIVE WORTHING.

Dear Sirs,

I am writing on behalf of the Worthing Society to register our strong objection to the above-mentioned Planning Application.

The status of the land and its ongoing protection is our first concern. The plot of land which is the subject of the proposal, is situated within the historic Goring - Ferring Gap on the plain of the South Downs. This area, which prevents the coalescence of Worthing and Ferring, has been designated as a Green Gap within Worthing's Local Plan, adopted March 2023 after due consultation.

Significantly, the Goring-Ferring Gap is outside the Built Up Area Boundary and is classified as 'Countryside and Undeveloped Coast.' There is also a designated 'Wildlife Site' within the area. Our open green areas are an irreplaceable resource.

In our view as the plot of land is classified as 'countryside' and is situated outside the Built up Area Boundary it is not suitable for the development of the activities and features referred to in the application. We consider the application is not consistent with Policies SS4 and SS5 of the Local Plan and would have a negative impact on the overall character of the area. The increased activity could have a detrimental effect on the biodiversity of the land area and the Wildlife site.

Additionally the location of this southern part of the Goring-Ferring Gap is within the 'setting' of the Goring Hall Conservation Area. This is referred to in the 'Conservation Area Appraisal Document' which was reviewed in 2024 and refers to the Goring-Ferring Gap stating;

CONSERVATION AREA APPRAISAL DOCUMENT EXTRACT

'Para 5.8: The views over open fields to the south are an important aspect of the setting of Goring Hall which had been located to take advantage of the open land between the formal grounds and the sea. There are long views from the coast northwards across the open space to Goring Hall although the mature tree planting that has grown up has largely obscured the building in longer views. There are more immediate views of Goring Hall from the playing fields to the south when facing northwards.'

The proposed introduction of large shipping containers and advertisements, together with parking for 150 cars and camper vans would change the character and use of the area. In our opinion the plans would harm the views and 'setting' of the Goring Hall Conservation Area which would not be consistent with the 'Planning (Listed Buildings Conservation Areas) Act 1990. In addition there are no detailed plans for the parking arrangements. There would be concerns about the traffic movements and the safety of young children on the site. Traffic will also be exiting onto a fast road.

Nearby local residents could see a loss of amenity in terms of noise disturbance, traffic movement and overnight camping with possible anti-social behaviour. This would not be consistent with Policy DM25 of the Local Plan.

In summary and for the reasons stated the Society objects to this application.

Yours faithfully,

Susan Belton

Mrs Susan Belton

Worthing Society Chair