

From: <chris@landmore.co.uk>
Date: Thu, 9 Jul 2026 at 10:48
Subject: Goring Gap - application AWDM/0737/26
To: Gary Peck <gary.peck@adur-worthing.gov.uk>

Dear Gary,

Further to our discussions regarding application AWDM/0737/26, I would like to make one additional observation for your consideration before your recommendation is finalised.

Our primary submission remains that the application should be approved on a permanent basis, as we believe the proposal complies with the Worthing Local Plan when considered as a whole and delivers significant community, recreational, biodiversity and visitor economy benefits, extending beyond Policies SS4 and SS5.

However, I also recognise that, in some cases, local planning authorities are faced with proposals where there remains uncertainty about their likely long-term effects. In such circumstances, planning legislation allows for the grant of a temporary planning permission where this is considered an appropriate and proportionate means of assessing the proposal in practice.

Should you conclude that permanent permission cannot presently be recommended because of residual uncertainty regarding matters such as protection of green space from development, visitor activity, parking, landscape impact or operational management, I would respectfully ask that you give consideration to recommending temporary planning permission, subject to appropriate planning conditions.

I appreciate that, during our meeting, you indicated this may not be your preferred approach. However, I respectfully suggest that this proposal lends itself particularly well to a temporary consent. It would enable the Council to assess the actual operation of the development against the objectives and policies of the Worthing Local Plan using evidence gathered in practice rather than relying solely on predicted impacts.

The proposal is largely reversible in nature. The majority of structures are temporary or movable, the operation is seasonal, and any impacts are capable of being monitored objectively over a defined period. A temporary consent would allow the Council to assess the proposal using actual evidence while retaining full control through appropriately worded planning conditions. In many respects, this would complement the operational controls that have already been successfully imposed through the Licensing process and in consultation with Sussex Police.

If, following the temporary period, the evidence demonstrated unacceptable planning harm, the Council would remain free to determine any future application in light of that evidence. Equally, if the proposal operated successfully, the Council would have the benefit of objective information, rather than prediction alone, when considering any future application.

If, having considered this alternative, you remain of the view that refusal is the only appropriate recommendation, I would be grateful if you could explain why the planning concerns you have identified could not reasonably be addressed through the grant of a temporary planning permission together with appropriate planning conditions. Such an explanation would greatly assist my understanding of the Council's position and ensure that any subsequent appeal to the Planning Inspectorate is able to focus on the matters that remain genuinely in dispute.

I hope this additional option may assist you in reaching a balanced recommendation.

Thank you again for the time you have taken in considering the application.

Yours sincerely,

Chris Dixon

Chris Dixon
General Manager