

From: **Suzan Brown** < >
Date: Wed, 9 Sept 2026 at 17:30
Subject: FAO: Mr Gary Peck re AWD/0737/26 - Dixon Goring Gap
To: <planning@adur-worthing.gov.uk>

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S F Brown

18 St Aubins Court
Sea Lane
Ferring
Worthing BN12 5EU
9 September 2026

Mr Gary Peck, Head of Planning
Worthing Adur Council
Worthing

Dear Mr Peck,

AWDM/0737/26
Re: Highways drawings etc.

I write with comments concerning the **updated** Highways Statement Mr Dixon has lodged today.

My comments are as follows:-

1. Mr Dixon appears to lack understanding of exactly what is required from a drawing. This is NOT a topographical drawing with exact measurements, merely a poor indication of **some** measurements.
2. The 'X' placement is not in the centre of the proposed exit. It should be 2.4m inside of the gateway at the centre point with the Y measurement then placed from that point.
3. The 'Y' placement is not on a 'V' with the east 43m the angle appearing to be shorter than the Y to the west. Further Y east is shown to be starting approx. some 6m to the east of the actual gateway.
4. The pedestrian safety measures are not shown nor is the height of the bank and hedge which would impede visual safety.
5. There is still no allowance made/shown on the drawing for parked cars on the south side of Marine Drive, this I consider to be vital when looking at vision splays as vehicles travelling west along Marine Drive are obviously well to the north of the centre line of the road. Mr Dixon claims it to be 'expressly recognised', yet there is no indication of parked vehicles. Any large vehicle would have a problem exiting the site, especially with the banking/hedging/weeds on the south side of the site. There are vehicles parked there from between 0600 hours up to 2300 hours every day.
6. Where is the 21m turning circle shown on the drawing?
7. Five blue lines marked on a 'drawing' with no measurements or indication of travel route to said parking is surely not sufficient?
8. Where are the 100 customer parking bays shown?
9. Is the Planning Application being revised to add a secondary gateway on the west side of Amberley Drive (west)? In which case is this application still valid?
10. I am surprised that a topographical survey has not be carried out as I personally consider it to be the only way one can consider an application. This is not a landscape gardener showing someone's back garden and how a greenhouse could be placed with various flower beds, it is a Protected Green Gap under an Article 4 Direction with a proposed major change of Use.

Yours sincerely,

Mrs S F Brown