

Dear Planning Department,

I wish to submit a further objection to the planning application AWDM/0737/26, in addition to my previous statement. New information and ongoing behaviour by the applicant reinforce and deepen the concerns already raised and further demonstrate why this application must be refused in full.

Non-Compliance with Previous Restrictions and Public Conduct

It is a matter of public record that Mr Dixon was not permitted to dig a sandpit on this protected green land. Despite this, he proceeded to excavate it, resulting in negative national media coverage for Worthing and Goring-by-Sea. He has since linked this coverage to his website as though it were an achievement, treating a breach of restrictions as a badge of honour rather than acknowledging the seriousness of disregarding planning controls. This behaviour raises legitimate concerns about future compliance should any permission be granted.

Similarly, he has no permission for a full solar power infrastructure, yet he continues to boast about solar energy installations on his website. This pattern of ignoring decisions made by the Council and presenting refused elements as accomplishments demonstrates a disregard for planning authority and due process.

Camping, Awnings, and Activity Beyond Proposed Areas

The current application includes camping provision, yet Mr Dixon has already allowed campervans and vehicles with awnings to set up well away from the proposed car park area. This shows that the applicant is already operating outside the boundaries of what he is seeking permission for, further undermining confidence in his willingness to adhere to any conditions or limitations.

Borehole and Attempts to Circumvent Water Connection Refusals

The proposed borehole is clearly a disguised attempt to progress his long-standing agenda to connect the land to the mains water supply—an application that has already been submitted and refused. His website continues to reference this ambition, making it evident that the borehole is not about sustainability or biodiversity, but about creating infrastructure to support future development. This is entirely inappropriate for green-designated land.

Contradictions Between Claims and Actions Regarding Sale and Housing

Throughout the application, Mr Dixon repeatedly claims that the land will not be sold or turned into housing. Yet the land remains divided into 14 plots and is actively listed for sale with Connells and Rightmove. Actions speak louder than words, and in this case the actions directly contradict the assurances given. This ongoing marketing activity confirms that the applicant continues to pursue a long-term agenda for housing or commercial development. Until the moment this application was submitted, Mr Dixon was even linking his former *Goring Villas* housing website to his *Goring Gap* site. This is not transparency—it is smoke and mirrors designed to manipulate public perception and obscure his true intentions.

Manipulation of Customers and Misrepresentation of Community Support

Mr Dixon has publicly urged his very few customers to support his application, reportedly standing over them while delivering a “David and Goliath” speech. This is not genuine community backing; it is manipulation. Those individuals are not aware of the full history, the refusals, or the long-term development agenda. Their support cannot be considered representative or informed.

Damage to Visual Character and Perception of the Site

The visual appearance of the land has deteriorated significantly. The presence of permanently stationed lorries, vans, trailers, and assorted equipment has created an unsightly and cluttered environment wholly at odds with the openness and tranquillity expected of green-designated land. Multiple residents and visitors have mistaken the site for a traveller encampment, which demonstrates just how severely the natural landscape has been compromised. This degradation of visual amenity is unacceptable and further evidence of the inappropriate commercialisation already taking place.

Community Exclusion and Hostile Behaviour

The now-infamous “banned list of 2025,” in which Mr Dixon prohibited access to anyone who had objected to his plans, demonstrates a hostile and divisive approach entirely at odds with the notion of creating a community space. Excluding residents for exercising their democratic right to object is unacceptable and further undermines the credibility of his stated intentions.

Relevant Planning History and Repeated Refusals

It must also be noted that camping on this land has already been refused under application AWDM/0614/16. The current proposals mirror what has previously been rejected, yet are presented as though they are new or justified. Likewise, what Mr Dixon has created on the land closely resembles the activities and structures refused under his earlier application AWDM/0099/24.

When he purchased the land, he posted on LinkedIn acknowledging that he had “no idea what to do with it.” Unfortunately, the subsequent actions have confirmed this. The current application is yet another ill-thought-out, poorly evidenced, and inadequately detailed attempt to commercialise protected land. It lacks due diligence, coherence, and credibility—mirroring the failed business plan that continues to drive these inappropriate proposals.

Conclusion

Mr Dixon claims to be acting for the benefit of the community. The community has made its position abundantly clear: we do not want these amateur, intrusive, and inappropriate plans imposed on our protected green space. Goring Gap is a cherished natural area, and the proposals—along with the applicant’s behaviour—pose a direct threat to its character, biodiversity, tranquillity, and long-term protection.

For all the reasons outlined above, and in conjunction with my previous objection, I respectfully request that the Council refuses planning application AWDM/0737/26 in its entirety.

Kind regards,

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