



Support Planning <support.planning@adur-worthing.gov.uk>

Fwd: AWDM/0737/26 Goring Gap

1 message

Planning - <planning@adur-worthing.gov.uk>
To: Support Planning <support.planning@adur-worthing.gov.uk>

9 July 2026 at 13:34

Planning | Adur & Worthing Councils
01903 221065 | <http://www.adur-worthing.gov.uk>

----- Forwarded message -----

From: **Peter Mosley** [REDACTED]
Date: Thu, 9 Jul 2026 at 12:57
Subject: AWDM/0737/26 Goring Gap
To: <planning@adur-worthing.gov.uk>

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TO WHOM IT MAY CONCERN

OBJECTION TO ABOVE PLANNING APPLICATION

I have attempted to use your website to register my objection but have received the following message on two occasions, so am now submitting my objections as requested:

PLEASE NOTE WE ARE AWARE OF AN ISSUE IN SUBMITTING COMMENTS WHERE AN ERROR OCCURS. WE ARE INVESTIGATING THIS AND HOPE TO RESOLVE SOON.

IN THE MEANTIME IF YOU RECEIVE AN ERROR MESSAGE PLEASE SUBMIT YOUR COMMENTS IN AN EMAIL TO planning@adur-worthing.gov.uk

As a resident of Ferring I walk or drive along Marine Drive towards Worthing from Sea Lane (Ferring) virtually every day and enjoy the green space on the left of Marine Drive and the different crops growing in the fields and the differences experienced between the four seasons of the year. It is a space valued by all residents of the area and the last remaining 'green space' between the road (Marine Drive) and the A259. Something few local residents want to lose. Whilst this application (on its own) does not mean the loss of much of the space it is viewed by many as the attempt by Mr Dixon to open up the whole of the 'Gap' to be built on. Whilst he may say that is not his intention the history of this piece of land since he obtained it is littered with different intentions from building 'luxury sea side villas' to 'sand pit, a bar (alcohol licence) and food catering', to 10 garden plots, and now to his current application. So what does he want to do with the land and why buy it in the first place when he knows that the rest of the land, surrounding his, is owned by a national building company (so I understand).

It is believed that Mr Dixon agreed after his previous planning application was turned down to sell the plot to local community groups, so that the land could be maintained as agricultural land for the benefit of all the community. Unfortunately he did not see through this agreement before offering to sell the land in plots (10 apparently) to individuals at a price advertised of £100,000 each. So what does he want for the area and is it surprising when the local residents question his motives.

Turning to this actual planning application there is not a lot different to his previous one (which was refused) but on this occasion rather than await the outcome of his application he has simply gone ahead (despite the knowledge that the local community are not happy) with implementing his plans. WHY you may ask?

Having apparently applied for and gained an 'alcohol licence' (we are assured with the approval of the police and the fire service) he has now shown exactly what his 'current plans' will look like by moving trailers, toilets, advertising hoarding, horse boxes from which to supply food and benches and tables, which combined with car parking facilities. The whole site does nothing to enhance 'Goring Gap'.

Each of the amenities that he says will be available are already available within 400 metres of his proposed site and to a far higher standard than he has so far provided. Toilets are available at the sea end of "Ilex Way", as is a shower (provided by the council). There are two first class cafes providing food and drink available at 'Bluebird Cafe' and 'Sea Lane Cafe' and also drinks (hot and cold) and snacks from a van (with a licence to be there) less than 100 metres from the proposed site in question. During the summer months there at least four ice cream vans available for the public between Sea Lane, Goring and Sea Lane, Ferring. As well as these there are 'free barbecue facilities' available on the seaside of Marine Drive for the public to use.

Turning to providing a sand pit and play facilities for children, why would you want your child to play in a limited size sand pit when you have a beach 50 metres away. Providing animal/donkey/shetland pony rides is completely unnecessary for two reasons - hygiene (next to a child's play area) and not considered good animal husbandry (Blackpool and other towns have or are closing down their rides).

There is already plenty of parking space either along Marine Drive or in the two roads immediately off Marine Drive (between Sea Lane, Ferring and Amberley Drive, Goring). In 6 years living locally I have never seen all three roads full, even at peak holiday times. Further more Mr Dixon's proposed site and allowing vehicles to park on it would create substantial dangers as Marine Drive is always very busy. Having children crossing from the inland side of Marine Drive (through a narrow outlet) to get to the beach is an accident waiting to happen. This would be a 'Health and Safety' hazard.

We have a beautiful area which is well used by locals and visitors alike. It provides great walking and recreational facilities already, as well as being a wild life haven. We don't need this last remaining 'green space' to be ruined by an unnecessary and unwanted development, which does not add anything positive to the Goring Gap.

Peter Mosley