

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 28/06/2026 1:56 PM from Mr Simon Snelling.

Application Summary

Address:	Land South East Corner Of Amberley Drive Marine Drive Worthing West Sussex
Proposal:	Commercial use of regenerated land, including use as a community green space for recreational and leisure use. Retention of land for biodiversity use. Bore hole for extraction of natural water. Use of land to produce natural green energy, for example solar. Provision of vehicle parking use (including overnight camping use for kite surfers and sea swimmers), 2 x 6m flag poles, provision of food and drink from temporary structures, mobile toilets, shower and baby changing facilities. Two recessed shipping containers for site storage and use. Tree shaded sandpit and tumble-down mound for young children and toddlers to use. Animals to use for entertainment purposes, for example Shetland ponies. A decorative flowerpot boat at site entrance. Bin storage use. A wheeled advertising trailer, measuring approx. 5 metres by 2.5 metres located within the site boundary to promote Worthing, local events and tourism.
Case Officer:	Gary Peck

[Click for further information](#)

Customer Details

Name:	Mr Simon Snelling
Email:	
Address:	

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	I object to this planning application as I believe it conflicts with both the National Planning Policy Framework (NPPF) and the Worthing Local Plan (2023). The combined commercial, recreational and tourism-related uses would transform the site from a natural green space into an intensively used leisure destination. 1. Conflict with the NPPF - Chapter 15 - Natural Environment

Despite references to biodiversity, the proposal includes parking, camping, food and drink outlets, play facilities, advertising, storage containers, animal attractions and associated infrastructure. These uses would substantially increase activity, noise and disturbance, undermining the site's environmental value.

2. Conflict with Worthing Local Plan Policies DM18 and DM19

The proposal provides insufficient evidence that increased visitors, vehicle movements, lighting and commercial activity can coexist with genuine biodiversity enhancement. Features such as shipping containers, temporary catering, toilets, flagpoles, advertising, parking and camping would urbanise the site and diminish its role as natural green infrastructure.

3. Landscape Character and Commercialisation

The NPPF and Local Plan require development to reinforce local character. Instead, the proposed infrastructure, whilst presented as a community facility, would create the appearance of a commercial recreation site rather than community green space.

4. Traffic, Amenity and Open Space

Additional parking and overnight camping will increase vehicle movements, congestion and parking demand while catering and recreational activities would also increase noise, reducing the tranquillity that currently characterises the site. While Policy DM7 supports recreation and open space this application shows excessive commercial development.

5. Cumulative Impact

Although individual elements may appear modest, their combined effect would fundamentally change the site's character. Parking, camping, commercial outlets, advertising, containers, play facilities and other structures would create a busy mixed-use leisure destination rather than the community green space described in the application.

Conclusion:

For these reasons, the proposal conflicts with the NPPF and Worthing Local Plan Policies DM7 (Open Space, Recreation and Leisure), DM18 (Biodiversity) and DM19 (Green Infrastructure).

The development would:

- Unnecessarily commercialise the green space.
- Harm landscape character and biodiversity.
- Increase traffic, parking demand and disturbance.
- Reduce tranquillity and environmental quality.
- Introduce an excessive concentration of incompatible uses.

I would also ask if the RSPCA should be consulted on this as there is no mention of how any animals on site would be cared for, particularly overnight.

I request that Worthing Borough Council refuses planning permission for this application.

Kind regards

