

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/07/2026 2:38 PM from Mrs Justine Matthews.

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:	Mrs Justine Matthews
Email:	
Address:	25A Foamcourt Waye Ferring

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to strongly object to the proposed development at the Goring Gap, Marine Drive, Goring.

The Goring Gap is a highly sensitive and valued stretch of undeveloped coastal landscape which provides an important natural buffer between settlements. It contributes significantly to the openness, character, and visual identity of the local area. Any development of this scale would result in permanent and irreversible harm to this landscape.

A particular concern is the information contained within the submitted Flood Risk Assessment, which refers in section 3.1.1 to proposals including a residential nursing home, housing, and a café. This raises concerns regarding the scale and nature of the development and whether the full extent of the proposals has been clearly and consistently communicated through the application documents. Full transparency is essential so that the public and decision-makers can properly understand the likely impact of the scheme.

In addition to the impact on landscape character, I have serious concerns regarding the following planning issues:

Loss of open countryside and landscape character

The development would urbanise an important section of the Goring Gap, eroding the openness of the coastline and contributing to the gradual coalescence of built-up areas along this sensitive stretch.

Highway safety and parking pressure

Parking in this area is already under significant pressure, particularly during peak visitor periods. The loss of informal and available parking would likely displace vehicles into surrounding residential streets, increasing congestion, safety concerns, and inconsiderate parking in nearby neighbourhoods.

Infrastructure and drainage concerns

There are already known issues in the wider area relating to sewage capacity and discharge into the sea, as well as pressure on drainage infrastructure. A development of this scale risks exacerbating existing problems and placing further strain on already stretched systems.

Flood risk and coastal sensitivity

Given the site's coastal location, any increase in impermeable surfaces and built development raises concerns about surface water management, flood risk, and long-term climate resilience.

Ecology and wildlife impact

The area supports birds and wildlife that rely on the existing open, undeveloped land and coastal habitat. Construction, lighting, noise, and increased human activity would likely disturb or displace these species.

Cumulative impact and precedent

Approval of this type of large-scale mixed-use development would set a concerning precedent for further erosion of protected coastal gaps and undeveloped land along the shoreline.

Amenity and tranquillity

The Goring Gap is valued locally for its peace and natural character. The introduction of significant built development would result in a noticeable loss of tranquillity for both residents and visitors.

For these reasons, I respectfully request that the application is refused.

I also urge the Council to ensure that the application is fully and transparently assessed based on its likely end-use and cumulative impact, rather than individual components in isolation.

Kind regards