

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 30/06/2026 4:25 PM from Mr Nigel Atkins.

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 Nigel Atkins
Email:	
Address:	3 St Helier Road Ferring

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

- Highway Access and Parking
- Other
- Overdevelopment

Comments: Firstly the application is not titled correctly, this is not regenerated land, it is part of a larger plot of agricultural land that has been parcelled off (to try and force planning consent for development). The application should be disregarded on this lie alone.

The access and egress into the site is via a narrow entrance from Marine Drive, the applicant has already had to install a convex mirror to aid his own site personal to see along Marine Drive on exiting, and into the field on entry to prevent an accident. If opened to the general public, and used as intended this will become a definite pinch point, and a serious accident occurring is highly likely. Additionally for foot traffic wanting to access from Goring Greensward (and the target clients are those with young children, or older children alone) the entry point in close proximity to vehicular traffic is especially unsuitable. There is also a concern about children exiting Goring Greensward between parked cars (it is always fully occupied on the seaward side) without warning to traffic on Marine Drive.

The provision of food and drink on the site will become a littering issue on what is an already challenged area (the 'day trippers' on the Goring Greensward) and it will be Worthing Council who have to deal with the wind blown overspill at local council tax payers expense.

The application is clearly based on what can be added to this small site that can be both a short-term commercial success and also set a precedent for future planning applications:

- (i) The mobile toilet block will facilitate an application for power, water and drainage connection
- (ii) The 6m flag poles are to set a height precedent for any future development, and serve no purpose for the application as written.
- (iii) Shipping containers and other storage will be an eyesore, and clearly a ruse to get semi-permanent structures approved on the site
- (iv) Overnight camping will potentially generate a noise issue, and the provision for drinking water, foul water disposal, toilet & shower facilities will almost certainly follow to bend further planning restrictions. It is out of keeping with the immediate area where a clear "No Overnight Camping" policy is in force, and reinforced by signage.
- (v) this is a clear desire to overdevelop, what is a very small plot of agricultural land. The existing '28 day rule' for such land could be used to deliver

In short this is a misrepresented application for a poorly defined change of use which would clearly be an overdevelopment of a small plot of agricultural land. I urge to council to reject it.
