

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/06/2026 8:19 PM from Mrs Rachel Penny.

### 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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### Customer Details

|          |                                    |
|----------|------------------------------------|
| Name:    | Mrs Rachel Penny                   |
| Email:   |                                    |
| Address: | 14 St Osmund Road Ferring Worthing |

### Comments Details

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Member of the Public                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Reasons for comment: | <ul style="list-style-type: none"><li>- Loss of General Amenity</li><li>- Other</li><li>- Privacy Light and Noise</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Comments:            | <p>The application site is explicitly designated as protected land within the Local Plan. Approving development here would directly undermine the statutory planning framework and set a dangerous precedent for eroding locally adopted policies.</p> <p>This site functions as a critical 'green lung' and Strategic Gap preventing the coalescence of Ferring and neighboring settlements. Developing this land will permanently destroy the open, rural character of the area and cause irreversible harm to the distinct identity of Ferring.</p> |

This application is a minor variation of previous application, which was rightly refused by the council. The fundamental planning objections regarding the suitability of this protected land remain entirely unchanged, and no new material considerations justify reversing the council's previous decision.

Public marketing material and digital platforms associated with the applicant demonstrate a clear intent to use any successful light development on this site as a stepping stone for major residential housing. Granting permission for these leisure developments would create an unacceptable fallback position, enabling incremental encroachment onto a designated green lung.

The proposal for overnight camping is entirely incompatible with the surrounding area. The council has already implemented strict prohibitions on overnight camping on the adjacent seafront to protect the local environment and residential community from noise, litter, and anti-social behavior. Introducing an overnight camping use on this side of the road would completely undermine those existing protections and introduce severe noise and disturbance to a tranquil green gap.

Furthermore, a commercial leisure development and overnight campsite require infrastructure, intensive human activity, and vehicle movements that are fundamentally at odds with the preservation of a quiet, open Strategic Gap. It will result in severe intrusion, increased traffic, generating unpredictable, 24-hour traffic movements on local roads that lack the pedestrian infrastructure or street lighting to handle it. This dramatically increases the risk of vehicular accidents, posing a direct and severe physical danger to local residents and particularly to young children who walk and play on the seafront greens nearby.

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Kind regards