

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Gary Peck
FROM:	WSCC – Highways Authority
DATE:	24 July 2026
LOCATION:	Land South East Corner Of Amberley Drive Marine Drive Worthing West Sussex
SUBJECT:	AWDM/0737/26 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. More information received from Gary Peck's email on 16th July 2026.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information

Further to WSCC request for more information the applicant has provided us with additional details and our formal response is provided below. **More information is required.**

Proposed Access

Having inspected our records, our land charges team were unable to find any evidence of the gate having existed in this location prior to Google Streetview and Google Earth showing it in June 2016. It appears that the road was constructed in approximately the early 1950s, and historic mapping does not indicate that there has historically been an access here. This road was surveyed for maintenance purposes on 12-05-1977 and does not mention an existing access or gate.

Our area office team have also confirmed that no applications for a new access have been recorded and looking at google street view, photos confirm this has only been in place since 2016.

Therefore, the applicant will need to submit plans and dimension drawings for the creation of a new access with visibility splays in line with the speed of the road.

As Marine Drive is a 'c' classified road with a 30mph speed limit, the access should provide visibility splays in line with Manual for streets which are 2.4m x 45m in both directions, or in line with the recorded speeds of the road, as shown on a speed survey.

The width of the access also needs to be wide enough for a car and a camper to enter and exit simultaneously, especially as this will be the access for the car park which if full could see consistent in/out usage across a day.

Consideration needs to be given to pedestrian access to and from the site to cross the road to access the Goring Gap and beach access safely.

Visibility splays and access for larger vehicles

Swept path analysis showing how different sized vehicles can use the new access. Please also show how they can enter, turn and exit in forward gear.

Number of access points

Can the applicant show on the access plan requested where the secondary access will be located, what width will it be and what visibility can be achieved in line with a 30mph speed limit.

Access construction

Please include details of materials for planning purposes. WSCC has standard construction detail information on its website under the link:

[Road agreements - West Sussex County Council](#)

Parking provision

Please provide a plan of the proposed car park and details of how this will be marked out with spaces. The site plan doesn't appear to be large enough to provide space for all 100 of these cars. Also please provide evidence that there is a need for a 100-space car park. Where are these cars currently parking? Do you have a parking survey to evidence the need for a car park here.

Trips

5 pitches would generate a low number of vehicle movements so the worst-case scenario would be that 5 trips in and 5 trips out are experienced every day, which is unlikely as often campers may pitch for longer than this.

Vehicle movements associated with servicing of toilets will be minimal, space on site for the service vehicles to enter park and turn need to be provided with the access details.

Occasional events would be relatively small-scale community activities, comparable to those already taking place within Worthing's parks and open spaces. Existing Licensing controls, together with any necessary Police involvement, would continue to regulate larger events where appropriate.

The application would need to provide an events management plan; this could be conditioned but would include details of event management required for small events.

The level of trips on a regular camping day is not considered to be significant from a highway safety or capacity perspective. However, when events are running trips will increase and will require managing based on the maximum of 100 car parking spaces.

Staff

The operation is expected to employ a maximum of 5 staff members during busy periods. Staff vehicles will park within the site and therefore will not add pressure to on-street parking. Noted can a plan showing where these parking spaces for staff will be located.

Cycle parking

Encouraging visitors to arrive by bicycle forms part of the wider objective of promoting sustainable travel. Noted can the plan show where these will be located on the site.

Summary

Given the site access does not appear to have planning permission the applicant will need to provide more information of its dimensions and how it will be constructed in drawings to be submitted to the LPA for approval.

Alison Meeus

West Sussex County Council – Planning Services