

Dear Sir/Madam,

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

Comments were submitted at 06/07/2026 11:52 AM from Mr Giacomo Sepe.

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 Giacomo Sepe
Email:	
Address:	9 Exeter Court Pevensey Garden Worthing West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment
Comments:	I object to this application. I live nearby at Pevensey Garden and know this stretch of seafront well. The land forms part of the Goring-Ferring Gap. The adopted Worthing Local Plan

2023 designates it as a Local Green Gap under Policy SS5, and it lies outside the Built Up Area Boundary within the countryside and undeveloped coast covered by Policies SS1 and SS4. The purpose of the gap is to prevent coalescence between Worthing and Ferring and to retain the open character of this part of the coast.

Despite the description, the application is not simply for a community green space. It includes a substantial commercial and recreational operation: parking for a large number of vehicles, overnight campervans, food and drink sold from catering vans and horseboxes, shipping containers, flag poles and an advertising trailer. The site is also already trading and advertising itself as open for craft beer and coffee. The council should assess the use as it actually operates, not just how it is described.

Policy SS4 only permits development in the countryside where the use genuinely requires a countryside location. A car park, food and drink business, containers and advertising trailer do not require this protected location. Policy SS4 also requires that activity levels do not harm the character or biodiversity of the area. Policy SS5 requires proposals to preserve the integrity of the gap and the physical and visual separation of settlements. Parked cars, overnight campervans, containers, flag poles, signage and an advertising trailer would introduce exactly the sort of urbanising clutter these policies are intended to prevent, and would erode the openness that gives the gap its value.

The applicant's supporting statements rely on the 2011 Core Strategy, which has been superseded by the Worthing Local Plan 2023. The applicant also offers a personal commitment against future built development. Planning permission attaches to the land rather than the owner, so that offer should not be treated as a planning safeguard. If permission is granted, future operators could rely on the consent, and any intensification would be much harder to control unless the principle of the use is refused now.

The site lies within the Goring and Ferring Gap Local Wildlife Site, ref Ar20/W12. Land within the site has been cleared and largely converted to mown grass and parking, resulting in habitat loss inside a designated wildlife site. No ecological evidence has been submitted assessing the impact on the Local Wildlife Site or demonstrating the biodiversity net gain required by Policies DM18 and DM19.

The applicant's own flood risk assessment confirms the site is in Flood Zone 3. Overnight campervan/camping use should be treated as vulnerable sleeping accommodation and properly assessed against national flood-risk policy and Policy DM20. No permission should be granted unless the council is satisfied that the sequential and exception tests have been properly addressed, that safe access and egress can be achieved, and that there is a robust flood warning and evacuation plan. In my view, overnight sleeping in vehicles on this exposed coastal site is not justified.

Traffic in and out of the site from Marine Drive will add congestion along the seafront, and overnight campervan provision is likely to draw more motorhome parking to the surrounding roads. I ask that West Sussex County Council Highways be consulted on access, capacity, highway safety and parking, having

regard to Policy DM15.

The claimed benefits of health, wellbeing and community access do not depend on this protected Local Green Gap site and do not outweigh the clear conflict with the development plan. Please refuse the application.
