From:
Date: Fri, 6 Nov 2026 at 08:39
Subject: FORMAL OBJECTION TO ADDITIONAL PLANNING APPLICATIONS AWDM/1248/26 & AWDM/1285/26
To: <planning@adur-worthing.gov.uk>

This message was sent from outside Adur & Worthing Councils

New Sender Alert! You don't often receive emails from this sender.

Allow sender | Block sender

FORMAL OBJECTION TO ADDITIONAL PLANNING APPLICATIONS AWDM/1248/26 & AWDM/1285/26 AND REQUEST FOR CONSIDERATION OF PREVIOUS OBJECTIONS AWDM/0737/26

Site: Land South East Corner of Amberley Drive, Marine Drive, Worthing, West Sussex

Applications:

- AWDM/0737/26 – Commercial and recreational use of land, including overnight camping, food and drink facilities, children's sandpit, animal entertainment, parking and associated structures.

- AWDM/1248/26 – Proposed timber-clad tractor barn for storage of two tractors, grass-cutting machinery and equipment.

- AWDM/1285/26 – Application for Certificate of Lawfulness for tree planting.

NOTE: Confidentiality and protection of personal information

I also wish to make it expressly clear that I do not consent to the Council disclosing my personal details, including my name and home address, to the applicant or landowner. [redacted]

Dear Sir/Madam,

I am writing to formally object to the additional applications relating to the above site and to reiterate my previous objections to application AWDM/0737/26, which is now subject to a planning appeal.

I remain firmly opposed to the proposed commercial and recreational development, particularly the introduction of activities and structures that are fundamentally incompatible with the character, location and existing public use of this land.

The additional application for a tractor barn raises further significant concerns about public safety, the suitability of the proposed site for mixed agricultural and recreational use, and the potential risks to children and other members of the public.

I ask that my previous objections are considered alongside these further representations, as the cumulative impact of the proposals is particularly concerning.

1. Incompatibility of a tractor barn with public recreational use – AWDM/1248/26

I strongly object to the proposed construction of a tractor barn on land that is simultaneously intended to accommodate members of the public, families with young children and recreational activities.

The application describes a building intended to house two tractors, grass-cutting machinery and associated maintenance equipment. It also includes a mezzanine storage area and a separate pedestrian entrance.

I question why a building of this nature is necessary on a site being promoted as a public recreational and family-oriented facility. More importantly, I cannot see how the safe coexistence of agricultural machinery and unrestricted public access can realistically be achieved.

There are obvious and foreseeable risks associated with tractors and other heavy machinery operating on land where members of the public, including young children, are encouraged to congregate and play.

These include:

- Children inadvertently wandering into the barn or machinery storage area.

- Pedestrians coming into contact with tractors entering or leaving the building.

- Reversing vehicles and machinery operating in areas shared with members of the public.

- Inadequate separation between vehicle movements and pedestrian access.

- Potential exposure to fuel, lubricants, oils, machinery and other hazardous materials.

- Noise and disturbance arising from the operation and maintenance of agricultural machinery.

The provision of a pedestrian entrance does not resolve these concerns. In fact, it raises further questions about how pedestrian access will be managed and separated from machinery movements.

What physical security measures, restricted-access arrangements and designated vehicle routes are proposed? How will children be prevented from accessing the barn or its immediate surroundings? Who will supervise and enforce these arrangements?

The proposed barn appears fundamentally at odds with the stated intention of creating a safe, accessible and family-friendly recreational environment.

If agricultural machinery and equipment are genuinely required to maintain the land, I would question why this storage cannot be provided elsewhere, away from areas intended for public access.

A farm or machinery storage building should not be situated within a publicly accessible recreational facility without compelling justification and a demonstrably safe separation of uses.

I ask the Council to require a full assessment of the necessity, location and operational safety of this building before considering the application.

2. Suitability and safety of the proposed children's sandpit

I also strongly question the necessity and suitability of introducing a dedicated sandpit for young children when the site is already situated just metres from the beach.

The beach provides an existing natural environment for children to play in the sand. I fail to understand what additional community need this permanent, commercially operated facility is intended to meet, particularly when its proposed location introduces avoidable risks.

The description specifically refers to a tree-shaded sandpit. This raises several concerns.

Tree safety and falling branches

The site is exposed to the coastal weather conditions experienced along this stretch of the Worthing seafront. Strong winds and storms are not uncommon.

Locating a children's play area directly beneath or close to established trees raises legitimate concerns about falling branches, damaged limbs and potentially entire trees falling during periods of severe weather.

Has a professional arboricultural assessment been undertaken to establish the condition of the trees, their structural integrity and their suitability for having a children's play area directly beneath them?

Tree planting, retention and biodiversity objectives should not automatically take precedence over the safety of children using the proposed facility.

Bird droppings and hygiene

Trees naturally attract birds, and the resulting bird droppings are a foreseeable hygiene concern for an exposed sandpit.

Young children frequently play directly in sand, touch their faces and mouths, and may inadvertently ingest contaminated material.

How will the sand be protected from bird faeces, animal contamination, windblown debris and other pollutants? How frequently will it be inspected, cleaned and replaced? Will it be covered when not in use?

There is also the existing issue of dog fouling and general litter in the surrounding area.

Without a comprehensive and enforceable maintenance and hygiene regime, this proposed facility could become an unhygienic environment for the very young children it is intended to attract.

Broken glass and litter

As previously raised in my objections, the introduction of commercial activity, food and drink provision and potentially alcohol-related activity creates an increased risk of litter and broken glass entering the surrounding area.

A sandpit is particularly vulnerable because broken glass and other sharp objects can become concealed beneath the surface, creating a serious risk of injury to children.

The Council should not assume that regular cleaning alone would eliminate this risk.

3. Overnight camping and the potential for unauthorised occupation

I remain particularly concerned about the proposal to permit overnight camping for kite surfers and sea swimmers.

The location and nature of this site make this an extremely sensitive issue for the surrounding residential community.

The beachfront and greensward in this area have previously experienced problems with unauthorised camping and occupation by groups of travellers. Local residents have experienced the consequences, including intimidation, threatening behaviour, antisocial conduct, littering, waste disposal problems and the difficulties associated with securing the removal of people and clearing the land after they have left.

I am concerned that introducing an authorised overnight camping facility, even if intended for a specific recreational user group, could create confusion about whether overnight occupation of the wider site or surrounding greensward is permitted.

It could also make it more difficult to distinguish between authorised visitors and unauthorised occupation, particularly if there is insufficient supervision or effective site security.

I want to be clear that my concern is about the potential for unauthorised occupation, trespass, antisocial behaviour and the practical difficulties of enforcement, rather than the identity of any particular group.

The Council must consider the actual history of problems in this location and the potential consequences for residents if overnight occupation becomes an established feature of the site.

What arrangements will be in place to:

- Restrict overnight use strictly to authorised and registered visitors?

- Prevent unauthorised camping and occupation of the surrounding greensward?

- Monitor the site overnight?

- Address antisocial behaviour, intimidation and threats?

- Prevent littering, fly-tipping and inappropriate disposal of human waste?

- Ensure that the site is properly cleared and maintained after visitors leave?

- Respond promptly to complaints and incidents?

The provision of toilets and waste facilities does not, by itself, address these wider management and enforcement concerns.

I also question whether overnight camping is appropriate at all in this location, given its proximity to residential properties and the existing recreational use of the beachfront.

4. The cumulative incompatibility of the proposed uses

One of my principal concerns is that the applications appear to be considered as a collection of individual features rather than as a single development with multiple, potentially conflicting uses.

The site is proposed to accommodate:

- Public recreational and leisure activities.

- A children's sandpit and play mound.

- Agricultural machinery and tractor storage.

- Vehicle parking and overnight camping.

- Food and drink provision.

- Animals for entertainment.

- Storage containers and other commercial structures.

- Toilets, showers and associated facilities.

- Solar energy infrastructure and other installations.

This is an extensive range of activities for a relatively sensitive coastal location.

There are obvious conflicts between a family-oriented play facility and agricultural machinery storage, between peaceful public recreation and commercial activity, and between a quiet residential neighbourhood and overnight camping.

The Council should not assess these proposals in isolation. It must consider how they will interact operationally and the cumulative consequences for public safety, residential amenity, traffic, noise, waste management and the environment.

The applicant should be required to demonstrate how the different activities will be managed without compromising public safety or the existing enjoyment of this area.

5. Traffic, pedestrian safety and access

The introduction of tractors, maintenance vehicles, commercial deliveries, visitors, campers and recreational users will inevitably increase vehicle movements.

This raises further concerns about access, parking and pedestrian safety, particularly given the existing use of the surrounding footpaths and greensward by families, dog walkers, cyclists and other members of the public.

There must be clear separation between public pedestrian routes and vehicle movements, particularly where children are likely to be present.

The additional tractor barn makes this issue even more significant because it introduces a further reason for heavy machinery to enter, leave and manoeuvre within the site.

I would also ask the Council to consider whether the proposed parking provision is sufficient to accommodate the anticipated number of visitors, particularly during the busy summer months, without creating overspill parking and obstruction in the surrounding residential roads.

No convincing evidence has yet been provided to demonstrate that the combined traffic and parking requirements of the proposed activities can be accommodated safely.

6. Environmental impact, biodiversity and tree planting

I remain concerned about the environmental consequences of turning this open coastal land into a multi-purpose commercial leisure facility.

The location is valued for its open character, proximity to the beach and natural environment. Any development must take proper account of existing wildlife, habitats, vegetation and the wider green infrastructure network.

The proposed tree planting application, AWDM/1285/26, should not be considered in isolation from the wider development proposals.

I would ask the Council to establish precisely what planting is proposed, where it will take place, which species will be used and how the planting will affect existing habitats and public safety.

In particular, tree planting should not be used to justify the creation of a children's play facility beneath trees without proper consideration of their long-term suitability, maintenance and safety.

There must also be consideration of how increased human activity, lighting, noise, overnight occupation, animals, litter and commercial operations could affect local wildlife.

The proposed provision of bins and toilets is welcome in principle but does not remove the need for a detailed waste management and environmental protection plan.

I also reiterate my previous concerns about broken glass, discarded food packaging, human waste and other litter contaminating an area used by families, dog walkers and wildlife.

7. Planning policy and protection of the local green environment

I ask the Council to assess these applications against the adopted Worthing Local Plan 2023, particularly the policies concerning:

- Policy SS5 – Local Green Gaps: Protection of the Goring-Ferring Gap and the need to preserve its integrity and natural capital.

- Policy DM7 – Open Space, Recreation and Leisure: The importance of accessible, safe and high-quality open space for residents and visitors.

- Policy DM18 – Biodiversity: Protection, conservation and enhancement of biodiversity, supported by appropriate ecological information.

- Policy DM19 – Green Infrastructure: Protection and enhancement of the borough's green infrastructure.

- Policy DM22 – Pollution: Consideration of environmental pollution and its effects on local amenity.

I ask that the Council specifically considers whether the proposals, individually and cumulatively, are consistent with the protection of this sensitive coastal and green space.

8. Previous objections remain outstanding

I wish to reiterate that my original objections to AWDM/0737/26 remain valid and have not been resolved by the submission of further applications.

These include my concerns regarding:

- Increased crime and antisocial behaviour.

- Public safety and the potential exclusion of existing users from the area.

- Noise and disturbance to neighbouring residential properties.

- The introduction of alcohol-related activity and the potential for disorder.

- Risks to children using the proposed family-oriented facilities.

- Increased litter, broken glass and environmental contamination.

- The impact on local wildlife and the surrounding natural environment.

- The lack of sufficient information about visitor numbers, parking, waste management and site supervision.

The subsequent applications do not address these fundamental concerns. Instead, they introduce additional activities and structures that increase the complexity of the proposed development and the potential for conflict between its different uses.

9. Previous disregard for planning decisions and concerns about future compliance

I wish to raise a further significant concern regarding the applicant's previous conduct in relation to this site and the implications this has for the enforcement and management of any future planning permission.

While the original planning application was subject to refusal and subsequently appealed, the landowner proceeded to construct and install structures on the site regardless.

My understanding is that the applicant indicated that these structures would be removed at the end of the summer season. However, the summer season ended approximately two months ago and the structures remain in place.

This raises serious questions about the applicant's willingness to comply with planning decisions and commitments made in relation to the site.

If structures have been erected without the necessary planning permission, I would ask the Council to investigate whether a breach of planning control has occurred and what enforcement action, if any, is being considered.

I am particularly concerned about the implications for the additional applications now before the Council.

The applicant is seeking permission for an increasingly extensive range of activities and structures, including a tractor barn, children's recreational facilities, overnight camping, commercial food and drink provision and associated infrastructure.

If the applicant has already demonstrated a willingness to proceed with physical development while the original proposal was refused and under appeal, what assurance can local residents have that any future refusal, planning conditions or restrictions will actually be respected?

This is not simply a question of whether the proposed development is acceptable in planning terms. It is also a question of whether the proposed operation can be effectively controlled and whether any safeguards imposed by the Council will be followed in practice.

The Council should not assume that conditions attached to a future permission will necessarily resolve concerns about noise, operating hours, public access, overnight camping, machinery movements, children's safety or environmental protection if there are already concerns about compliance with previous planning decisions and commitments.

I am particularly concerned that the applicant could proceed with further structures or activities before the planning position has been resolved, leaving local residents to face the consequences while enforcement action is considered.

I therefore request that the Council:

- Investigates the structures already erected on the site and establishes whether they have the necessary planning permission.

- Establishes why the structures remain in place despite the applicant's stated intention to remove them after the summer season.

- Confirms whether any planning enforcement investigation is underway and what action is being considered.

- Takes account of the applicant's previous actions and the outstanding structures when assessing the practicality of enforcing any future planning conditions.

- Considers whether the proposed development can realistically be managed and controlled in accordance with the restrictions and safeguards that would be necessary to make it acceptable.

I believe this history is directly relevant when considering the credibility and deliverability of the applicant's proposed management arrangements.

Local residents should not be expected to accept an increasingly extensive development on the assumption that safeguards will be respected when there are already legitimate questions about compliance with previous planning decisions and commitments.

10. Conclusion and request to the Council

I recognise the potential benefits of maintaining and improving public green spaces, but these benefits must not be used to justify an inappropriate combination of commercial, agricultural and recreational activities in a sensitive coastal location.

In particular, I cannot understand the rationale for placing a tractor barn on land intended for public recreational use, nor why a dedicated children's sandpit is necessary when the beach is immediately adjacent.

The proposed combination of heavy machinery, young children, overnight camping, commercial activities and increased public access raises substantial questions about whether this site can be operated safely and responsibly.

The Council must consider not only what the applicant intends to provide, but also the foreseeable consequences of how the site will actually be used.

I therefore respectfully request that:

1. Planning permission for the proposed tractor barn, AWDM/1248/26, is refused unless the applicant can demonstrate a compelling need and provide satisfactory evidence that public safety can be assured.

2. The proposed children's sandpit is reconsidered in light of its proximity to existing trees, coastal weather conditions, hygiene concerns and the availability of the adjacent beach.

3. The overnight camping element of AWDM/0737/26 is refused unless the applicant can demonstrate that the associated safety, security, environmental and enforcement issues can be satisfactorily addressed.

4. The Council assesses all the applications together, taking full account of their cumulative impact.

5. The Council gives proper consideration to my previous objections and the concerns of other local residents when considering the planning appeal.

6. The applicant is required to provide adequate supporting information, including appropriate risk assessments, arboricultural and ecological assessments, traffic and access arrangements, and a comprehensive site management plan.

This is a valued area of open space enjoyed by local residents and visitors. It should not become an inappropriate mixture of commercial leisure facilities, agricultural storage and overnight accommodation at the expense of public safety, residential amenity and the natural environment.

I respectfully ask the Council to give these objections full consideration and to refuse proposals that cannot demonstrate that they are appropriate for this location.

Yours faithfully,

A concerned local resident

[redacted]