

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Gary Peck
FROM:	WSCC – Highways Authority
DATE:	18 September 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. Further information received on 8th September 2026.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information

More information has been submitted to WSCC as the County Highway Authority.

Whilst more information has been submitted and WSCC are able to understand the proposed layout in more detail, the plans are still not acceptable for approval for planning purposes.

WSCC require dimensioned drawings, to understand what is achievable on the ground. Without this context the plans provided this far only show the intention.

Therefore, please provide:

1. A dimensioned swept path diagram showing the different sized vehicles i.e. motorhome, refuse vehicle, cars. These are computer assisted simulations which show the tracking of the wheels in relation to physical features and how these do not overrun any areas such as grass verges, posts or kerbs and footways.
2. These swept path analysis plans also show how obstructions such as parked vehicles on Marine Drive can prevent the turning movements and if this is apparent it helps designers to include feature such as double yellow lining which would inform the applicant if a traffic regulation order is required to protect the access.
3. If a TRO is required the applicant would need to accept responsibility for progressing this as part of the planning approval and delivering the TRO works, likely to be lining as part of the S278 works.

Therefore, please provide computer assisted swept path diagrams showing how different sized vehicles can use Marine Drive to enter the proposed access and how it can turn in the site and exit in forward gear.

4. Visibility splays also need to be shown with the X distance set back 2.4m from the edge of the carriageway and the y distance to the nearside kerb. The plans shown don't prove these are achievable. These dimensioned drawings will also show where the visibility splays traverse over vegetation either in the control of the applicant or within the highway, and it helps us to know exactly who is responsible for keeping these under 0.6m.
5. The pedestrian access gate is 1.2m and is shown to share the bell mouth access. There is no separate footway in the highway side for pedestrians to walk out of the site onto. This could lead to pedestrian waiting/ walking in the access. To avoid this the pedestrian footway should be at least 2m in width to allow two-way movement in and out of the site and not to be shared with the vehicle access.
6. For planning purposes, we need to see dimensioned drawings showing the access and pedestrian access links into the existing highway. Consideration of how blind or disabled members of the community access the site need to be reflected in the design to include additional footway provision, dropped kerb and tactile paving to facilitate crossing.
7. A parking plan has not been included. We need to see how many spaces are proposed in the area designated for car parking. Parking space standards are 2.4m x 4.8m. Clarification over the planning land use and the number of spaces required for this needs to be included in the strategy as it is unclear why 100 spaces are required for a seasonal campsite, and staff parking. The proposal states "Provision of vehicle parking use (including overnight camping use for kite surfers and sea swimmers)"
8. WSCC has checked our digital mapping records and can confirm this secondary access is taken from the public highway onto Glynde Avenue, a 'd' classified road with a 30mph speed limit. Whilst swept path diagrams are not required here as the access can only be used by cars due to the height restriction on the road, we would still expect visibility splays to be shown to ensure they fall within the applicants red line boundary or WSCC highway land.

Alison Meeus
West Sussex County Council – Planning Services