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Comments for Planning Application AWDM/0737/26

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
To: support.planning@adur-worthing.gov.uk

12 July 2026 at 13:40

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/07/2026 1:40 PM from Mr Steven Pannell.

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 Steven Pannell
Email:	[REDACTED]
Address:	11 Arlington Close Worthing West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I wish to register my strong objection to this planning application. Firstly, the proposal is contrary to the Local Plan, which designates this area as a Local Green Gap. This designation exists to protect the openness of the landscape and preserve valuable habitats for local wildlife. Development of this nature would undermine those objectives. This green space is an important community asset that contributes significantly to the health and wellbeing of both residents and visitors. It is enjoyed throughout the year by people of all ages and is particularly popular with families, who value the open space

for informal recreation and games. There is no identified need for additional playground equipment, as families already make excellent use of the area in its natural state. The proposal to use animals as a form of entertainment is deeply concerning. There are well-established animal welfare issues associated with such activities, which is why the use of wild animals in travelling circuses has been prohibited. Introducing animal attractions in this location would be inappropriate and raises significant ethical and welfare concerns.

Marine Drive already experiences considerable congestion during the summer months, with vehicles parked on both sides of the road. Any development that attracts sufficient visitors to be commercially viable would inevitably increase traffic levels, exacerbate parking problems, and create additional hazards for pedestrians attempting to cross the road.

The area is already well served by existing facilities, including two cafés, ice cream vendors, a coffee trailer, and public toilets. There is no demonstrated need for further commercial development. It is also understood that these existing businesses operate under appropriate licences or concessions granted by the Council.

Furthermore, Mr Dixon has already established a business presence on the site without the necessary permission. The site currently contains trailers, horse boxes, a catering van, and portable toilets, creating an untidy and intrusive appearance that detracts from the character of the area. This raises concerns regarding compliance with planning controls and respect for the Council's regulatory processes.

The existing businesses close during the early evening, allowing nearby residents to enjoy their homes and gardens without undue disturbance. In contrast, the proposed beach bar, operating until 11:00 pm, would generate unacceptable levels of noise and activity late into the evening, particularly affecting residents of Aldsworth Avenue and Sea Lane, Ferring. The impact on residential amenity would be significant.

Finally, the proposal to permit overnight stays by camper vans and motorhomes is also a cause for concern. This is likely to encourage increased numbers of such vehicles to the area, resulting in additional parking pressure and inevitable overspill onto Marine Drive, where roadside parking is already prohibited by West Sussex County Council. This would create further traffic management and safety issues.

Kind regards