

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/07/2026 1:27 PM from Mr Max Boisvert.

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 Max Boisvert
Email:	
Address:	6 Corner Garth Worthing

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Trees and Landscaping
Comments:	I am writing to register my strong objection to the above planning application, which proposes a change of use of this land to a commercial camping, parking, and leisure site.

I believe this proposal represents a significant and inappropriate intensification of use on a sensitive site, with substantial negative impacts on the local community, the environment, and the character of the surrounding area. My objections are set out below.

****1. Traffic and Highway Safety****

The combination of overnight camping, vehicle parking, food and drink provision, animal attractions, and leisure activities will generate a level of traffic the local road network is not equipped to handle. The roads in this area are narrow and already busy in peak season, and the application does not appear to include a credible traffic management plan or assessment of cumulative impact. This raises real concerns for pedestrian and cyclist safety, and for emergency vehicle access.

****2. Inappropriate Change of Use on Protected "Regenerated" Land****

This site currently forms part of a valued green gap, and its stated purpose is land regeneration. Introducing shipping containers, mobile toilets, shower blocks, food and drink structures, flagpoles, an advertising trailer, solar arrays, and borehole extraction sits directly at odds with that purpose. Rather than regenerating the land, the proposal would industrialise it, shifting it from open natural land towards a quasi-commercial leisure attraction. This green gap needs to be protected, for current residents and for future generations, not eroded by a scheme of this scale.

****3. Scale and Cumulative Overdevelopment****

The application combines a large number of separate commercial elements - camping and parking, food and drink sales, an advertising trailer, animal attractions, children's play structures, storage containers, solar installation, a bore hole, and promotional flagpoles. Taken together, this amounts to a substantial commercial operation, not a modest community amenity, and represents overdevelopment of the site.

****4. Impact on Residential Amenity****

Nearby residents are likely to experience ongoing disruption from increased noise, light pollution from overnight use, litter and odour from food and toilet facilities, loss of privacy, and disturbance from animals kept on site. This would materially affect quality of life for those living close by.

****5. Environmental and Biodiversity Concerns****

Despite claims that the land will be retained for biodiversity, increased footfall, vehicle movements, camping, artificial lighting, and structures

are all likely to disturb habitats and wildlife. The proposed bore hole also raises questions about water extraction and its ecological impact that do not appear to have been adequately addressed. The scheme would also generate ongoing waste, disturbance, and site management issues that are simply incompatible with a sensitive natural environment.

****6. Lack of Demonstrated Need****

I am not aware of evidence of genuine local demand for a commercial camping and leisure site in this specific location, and the proposal appears to be driven primarily by commercial interest rather than community need. The scale and mix of uses proposed feels chaotic rather than considered, and I do not believe it is intended to benefit the community.

****7. Precedent for Further Commercial Expansion****

Approving this application risks setting a precedent for incremental commercial expansion of the site - further structures, increased visitor numbers, and additional operations - each justified by reference to what has already been permitted. I am concerned this application marks the start of a process aimed at eventually securing consent to build permanently on this green gap, rather than a genuine community or environmental scheme. This kind of creeping commercialisation should be resisted at the outset, to protect the gap for current residents and future generations.

I also understand that a previous planning application and subsequent appeal relating to this site were refused, yet works and site storage appear to have continued regardless of that refusal. If correct, this raises serious concerns that the current application is, in effect, seeking retrospective permission for use that has already begun without consent. The council should be cautious about rewarding this approach, and I would ask that enforcement of the previous decision be considered alongside this application, not superseded by it.

****8. Visual Impact****

The proposed structures, including shipping containers, flagpoles, and an advertising trailer, would be highly visible and would detract from the openness and character of the site and its surroundings.

****Conclusion****

For the reasons set out above - traffic and highway safety, inappropriate change of use, overdevelopment, harm to residential amenity, environmental impact, lack of demonstrated need, and the risk of setting a precedent for further commercialisation - I urge the council to refuse this application.

Kind regards