

From: **Dede Austin** < >

Date: Wed, 1 Jul 2026 at 11:53

Subject: Objection to Planning Application AWDM/0737/26

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

Good Morning!

I'm having difficulty uploading my 'comment' on to Planning Application AWDM/0737/26 and having tried 3 times and repeatedly coming up with an error message I rang your department yesterday afternoon and you very kindly said that if I emailed it to you, you would upload it for me.

My details are as follows

Deirdre Austin

17 Aldsworth Avenue
Goring-by-Sea
BN12 4XQ

Neighbour

Thank you for your assistance.

Deirdre Austin

Dear Sir/Madam,

Re: Objection to Planning Application AWDM/0737/26

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

I write to object to the above planning application. I am concerned that the proposal would cause harm to the character, appearance and environmental quality of this coastal location, while also raising unresolved issues relating to highway safety, drainage, access, biodiversity, site management and enforceability.

My objection is based on material planning considerations, including the impact on the character of the area, highway and pedestrian safety, drainage and waterlogging, biodiversity, the lack of clarity over the proposed use, and the potential precedent for further intensification of this sensitive site.

1. Lack of clarity and enforceability

Does the phrase 'temporary structure' mean it is not 'fixed/hard-built' or does it mean it will only be there for a short period of time.

The application refers to "temporary" structures, but it does not appear to provide sufficient detail about the duration, frequency, seasonality or maximum scale of the proposed uses. Without clear and enforceable limits, there is a risk that the proposal could become a semi-permanent commercial use of an coastal site.

The application also does not clearly define what is meant by “camping”. It is unclear whether this would be limited to tents, or whether motorhomes, campervans and caravans would also be permitted. This distinction is material because the visual, traffic, servicing, amenity and environmental impacts would differ significantly.

The statement that overnight camping would be “only” for kite surfers and sea swimmers also raises questions about how such a restriction would be defined, monitored and enforced. In practice, it is unclear how the site operator or the Council would prevent wider public camping use if permission were granted.

2. Impact on character, appearance and the open coastal setting

The site forms part of an open and valued coastal setting, close to the wooded area leading down to the beach. The surrounding area is enjoyed by local residents and visitors for informal recreation, including walking, dog walking, kite flying, windsurfing, fishing, ball games and general access to the seafront. Its openness and uninterrupted views towards the Downs are an important part of its character.

The introduction of shipping containers, mobile toilets, showers, bin storage, a wheeled advertising trailer, parking areas and camping-related activity would, in my view, be visually intrusive and would erode the informal, open and natural character of this part of the seafront. These elements appear difficult to reconcile with the description in the application of the land as community green space or with claims of biodiversity enhancement.

The proposed sandpit also appears unnecessary given the immediate proximity of the beach. More importantly, facilities aimed at children, together with animals and play features, would be located close to Marine Drive, which is a busy and well-used road. This raises significant concerns about safety and the suitability of the site for such activities.

3. Highway safety, access and parking

Marine Drive is a busy road in regular use. The proposal appears likely to increase vehicle movements, stopping, turning and pedestrian crossing activity, particularly during peak seasons. The combination of camping, children’s play, animals, parking and beach-related activity could create additional conflict between vehicles, pedestrians (especially children), cyclists and other seafront users. The potential for a tragic accident is raised.

The application refers to parking, but it is not clear that there is a demonstrated need for additional parking in this location. Nor is it clear how the parking would be surfaced, accessed, managed or prevented from expanding over time. If hardstanding or tarmac were proposed, this would have further implications for drainage, visual impact and biodiversity.

In the absence of a clear access, parking and traffic management plan, I do not consider that the application has demonstrated that the development would be safe or acceptable in highway terms.

4. Drainage, waterlogging and environmental impact

The site is known locally to become waterlogged during winter. The application does not appear to explain how surface water drainage, ground conditions, vehicle rutting, wastewater from toilets and showers, or any proposed extraction of natural water would be managed without harm to the land or wider environment.

If the applicant intends to overcome waterlogging through hardstanding, tarmac or other engineered surfacing, this would raise further concerns about the loss of open green character, increased surface water run-off and conflict with biodiversity objectives.

5. Biodiversity and green infrastructure

Any claimed biodiversity benefit should be supported by clear evidence, including an appropriate biodiversity assessment, management plan and long-term maintenance commitment. The introduction of parking, camping, toilets, showers, bins, shipping containers, advertising and increased human activity appears likely to conflict with biodiversity enhancement unless properly justified and controlled.

The Council's adopted Worthing Local Plan 2023 and the current National Planning Policy Framework both place emphasis on sustainable development, protection of the natural environment, good design, safe access and the conservation and enhancement of biodiversity. The proposal has not, in my view, demonstrated that it would satisfy these objectives.

6. Servicing, waste, sanitation and site management

The application does not appear to provide sufficient detail on waste collection, toilet and shower servicing, wastewater disposal, litter management, lighting, security, operating hours or day-to-day supervision. These matters are particularly important if overnight camping is proposed.

Without robust management arrangements, the proposal could result in noise, late-evening activity, vehicle movements, litter, odour and visual clutter in an area currently valued for its open and informal character.

7. Previous decision and precedent

I understand that an application for a similar camping or caravan-related facility was refused in 2016. I ask the Council to have regard to that previous decision and to consider whether the same site-specific and policy concerns remain relevant to this proposal.

I am also concerned that granting permission could establish a precedent for further structures, commercial activity, hardstanding, parking or overnight accommodation on this sensitive open coastal land. That would risk gradual intensification and erosion of the character that currently makes the area special.

Conclusion

For the reasons set out above, I respectfully request that the Council refuse this application. In the alternative, I ask that the application is not determined until the applicant has provided full details of the proposed use, duration, operating hours, site management, access arrangements, parking layout, drainage, wastewater disposal, biodiversity impact, lighting, security and enforcement mechanisms.

Without such information, I do not consider that the Council can properly assess the impact of the proposal on highway safety, landscape character, biodiversity, amenity, drainage and the wider coastal environment.