

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/06/2026 3:23 PM from Mrs Lucy Nevill.

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:	Mrs Lucy Nevill
Email:	
Address:	12 Marine Drive Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Other - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Formal Objection to Planning Application - Change of Use to Commercial Camping / Parking / Leisure Site

I wish to register my strong objection to the above planning application. The 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 of natural beauty.

My objections are set out below.

1. Excessive Traffic and Highway Safety Concerns

The proposed uses - including overnight camping, vehicle parking, food and drink provision, animal attractions, and leisure activities - will generate substantial additional traffic far beyond what the existing road network can safely support.

- Local roads, especially at the peak of Summer are narrow, already congested, and not designed for high-volume visitor traffic.
- Increased vehicle movements, including campervans, delivery vehicles, and service vehicles, will create dangerous conditions for pedestrians, cyclists, and residents.
- The proposal includes no credible traffic management plan, no mitigation measures, and no assessment of cumulative impact.
- Emergency vehicle access may be compromised during peak periods.

This level of intensification is wholly unsuitable for the area and poses a material risk to public safety.

2. Inappropriate Change of Use in an Area of Natural Beauty

The site currently forms part of a natural landscape valued by residents and visitors for its tranquillity and beauty. The proposed change of use to a commercial camping and leisure site is fundamentally incompatible with:

- the more rural coastal character of the area
- the council's own environmental and conservation policies

The introduction of shipping containers, mobile toilets, shower blocks, food/drink structures, flagpoles, advertising trailers, and animal entertainment represents a dramatic shift from natural land to a quasi-commercial theme-park environment.

This is an unacceptable erosion of what should be protected landscape.

3. Overdevelopment and Cumulative Commercialisation

The application bundles together a wide range of commercial activities:

- overnight camping and parking
 - food and drink sales
 - advertising trailer
 - animal attractions
 - children's play structures
 - storage containers
-

- solar installations
- bore hole
- bin storage
- promotional flagpoles

This is not a minor enhancement or community facility. It is a large-scale commercial operation being introduced by stealth.

The scale and intensity of the proposal amount to overdevelopment, far beyond what the site can reasonably accommodate without harming the surrounding area.

4. Harm to Residential Amenity

Local residents will experience significant and ongoing disruption, including:

- increased noise from vehicles, campers, generators, and late-night activity
- light pollution from overnight use
- litter, waste, and odour from food/drink operations and mobile toilets
- loss of privacy and tranquillity
- disturbance from animals kept for entertainment

This is a residential and natural area. The proposal would fundamentally alter its character and create a permanent nuisance for those living nearby.

5. Environmental and Biodiversity Impact

Although the application claims to "retain land for biodiversity use," the reality is that:

- increased footfall, camping, and vehicle movements will damage habitats
- artificial structures and lighting will disrupt wildlife
- the bore hole raises concerns about water extraction and ecological impact
- the presence of animals for entertainment is inappropriate and potentially harmful

The environmental cost far outweighs any claimed benefits.

6. Lack of Need and No Demonstrated Community Benefit

There is no evidence of local demand for a commercial camping and leisure site in this location. Existing facilities already serve visitors without compromising this land.

The proposal appears to be driven by commercial gain, not community need.

7. Precedent for Further Commercial Expansion

Granting permission would set a dangerous precedent, enabling the applicant to:

- expand commercial operations
 - increase visitor numbers
 - add further structures
-

- ultimately sell the land for profit after securing change of use

This is a classic example of incremental development, where each approval is used to justify the next. The council must prevent this creeping commercialisation before the character of the area is irreversibly altered.

8. Visual Intrusion and Loss of Landscape Character

The proposed structures - including shipping containers, flagpoles, advertising trailers, and temporary buildings - will be highly visible and visually intrusive, undermining the natural beauty of the area.

I believe this is contrary to local planning policies protecting landscape character and scenic value.

Conclusion

For the reasons above - including excessive traffic, environmental harm, overdevelopment, loss of amenity, and inappropriate commercialisation - I urge the council to refuse this application in full.

The proposal is wholly unsuitable for this sensitive location and would have a severe and lasting negative impact on both residents and the natural environment.

Yours faithfully
