



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

20th May 2021

Ms T Villa
The Cottage
Climping Street
Littlehampton
BN17 5RG

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: CM/16/21/PL
Site Address: Bairds Farm Shop, Garden Centre Crookthorn Lane Climping BN17 5SN
Description of works: Convert existing on site storage to picnic area with fast food Cafe. This application may affect the setting of a Listed Building. This application is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 19th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36417

As a local Climping Street resident, I strongly object to the proposal of a fast food caf , picnic area and drive through facility within the existing parking area of Maidenhead Aquatics (formerly Baird's Farm Shop). It is a prime example of the creeping commercial development that can occur once a precedent has been set; the upheld appeal in January 2020 of a 64-bed dementia care home on land situated directly to the rear of Maidenhead Aquatics.

A fast food outlet with parking, outside seating and drive-thru would be totally out of character with the surrounding rural, coastal environment of the Strategic Gap, with its rich habitat of protected wildlife. It would not be in keeping visually with either the Grade II Listed property directly adjacent to the site, or in character with other properties along Climping Street. The recent opening and operation of a mobile fast food outlet on the proposed site by the same company has already led to greater traffic flow along this section of the A259, an increase in air and noise pollution, nuisance smells, increased vermin and more litter in Climping Street. The entrance to the proposed development would be shared with the existing aquatics business, a camping field and, once completed, a 64-bed dementia care home. The A259/ Climping Street junction is often congested and dangerous. The additional volume of commercial and private vehicles supplying and visiting the proposed fast food outlet and drive-thru would significantly increase these pollution, litter and road safety issues.

Waste materials, specifically sewage, foul water and grease would be generated by the fast food outlet and emptied into Climping Street's drainage infrastructure. There has been frequent historic flooding of raw sewage into the gardens of Climping Street properties, due to the existing drainage system struggling to cope

with current levels of domestic and commercial waste.

Public notification of this planning application has been limited. Only one yellow planning application advice has been put up which, due to its restricted viewing position on a fence only accessed by walking across a grassed area running parallel to the A259, has not been seen by the local residents who would be most adversely affected by this planning proposal. As a result, only limited local objection to this planning application has been submitted, whilst letters of support have been sent from private and business addresses outside the area, some of which appear not to exist, including Derwent House in Climping Street. Consequently, the 21st May 2021 deadline for public comment should be extended and further notices should be posted along Climping Street and the surrounding area, in visible and easily accessible locations.

In addition, infrastructure works that have already commenced in preparation for the proposed development should be required to cease, given that planning permission for this application has not yet been granted. To date, these works include the laying of a water supply pipe and electricity cables, and the extension of Maidenhead Aquatics' existing carpark southwards. This has resulted in the loss of an additional area of rural land to concrete and shingle, as well as damage to mature, native trees on land now owned by Brackley Investments.

Once a fast food outlet and drive-thru is given permission to operate on this site, a precedent will have been set which may lead to the business subsequently being sold to a much larger commercial food chain. There are already many commercial food and drink outlets in both Littlehampton and Bognor Regis, a short drive in either direction of Climping, as well as a caf  with outdoor seating, toilet facilities and a car park on Climping Beach.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.