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21st May 2021

RACHEL AND STEPHEN GRIMWOOD  
3 LANGMEAD CLOSE  
CLYMPING  
BN17 5RS

**Case Officer:** Mr N Crowther  
**Telephone:** 01903737500 Ex 37839  
**Email:** [neil.crowther@arun.gov.uk](mailto: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 20th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36472

We are writing to state our objection to this planning application. It is out of character and contrary to the design guide of the Clymping neighbourhood plan. When the land was sold to Maidenhead Aquatics (CM/30/18/PO) less than 3 years ago, certain assurances were made to Clymping residents in the planning statement of 15/10/18 which I would like to remind the planning department of.

Point 7.4 'In March 2014 McDonalds took interest and lodged a pre-application for a drive thru restaurant but were advised that consent would not be forth coming.'

Point 10. 'Visual impact will not be altered as the existing site and buildings as laid out are being used for the proposed use. This development will not intensify the site visits which in turn will not cause further congestion on the A259.'

Building a drive thru restaurant as a separate entity to the shop already established on the site would undoubtedly increase site visits and cause further congestion. The main clientele when The Bald Kitchen had a mobile service there during the pandemic were van and skip drivers not customers already visiting the aquatic centre. This proposal, if approved would mean that eventually customers for the campsite, the aquatic centre, a dementia care home and the drive thru would all be entering and exiting from the same entrance onto the A259.

We believe The Bald Kitchen are also requesting longer opening hours than those of the aquatic centre, which again will increase site traffic. Please visit the A259 at this point at 8.00 am to view the tailbacks to Comet corner at this time of day (and this is before the housing estate north of the A259, and possible developments on Ford Airfield and the incinerator site have been built!)

Noise and pollution in the area will increase. Take away, drive thru cafes create litter so if any restaurant is approved on this site, it should be sit down only with perhaps only take away drinks in reusable travel mugs brought in by the customer in order to be more sustainable and to reduce litter in the vicinity.

A drive thru is not needed at this site. There are numerous drive thru establishments less than 5 miles from this site already - at Crossbush, Oldlands Way Bognor and the Rustington bypass to name just 3, plus many eating places in nearby Littlehampton.

We have also been advised by council officers that we should state our concerns over the planning procedure in this objection.

1. We do not believe the yellow planning notice has been in place since 19th April.
2. False names and addresses being used to indicate support for this application need to be investigated.
3. Building work (plus advertising for the new drive thru) has already started on the site although planning permission has not yet been granted. This has caused great mental stress to the residents of the neighbouring property. I do not have much faith that the company will bring benefit to the community if this is how the residents are being treated even before the drive thru is built.

We know that we can not object on the grounds of what might happen in the future but we firmly believe that this type of establishment will be detrimental to the area and would leave Clymping in a very precarious position if a major chain like McDonalds was once again to show interest.

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](mailto: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](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](http://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.**