



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

Rachel and Steve Grimwood
3 langmead close
Clymping
BN17 5RS

22nd July 2020

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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/20/20/PL
Site Address: Woodpecker Camping Field Crookthorne Lane Clymping BN17 5RG
Description of works: Use of site approved for tent pitches (CM/7/18/PL) to be used for caravan/motor home camping and tent pitches and associated changes to approved layout

Thank you for your internet representation made on 21st July 2020 which has been recorded as an objection with the comments as follows:

OWPC28547

It is with a heavy heart that we, yet again, write to Arun district council regarding a planning application at this site.

1. Surely the application will need to be amended again as it would be difficult for mobile homes /caravans could camp there without a hard standing and a tarmacked track from the entrance to the pitch.
2. Increased traffic on the A259 - when this campsite was originally approved there was a farm shop with caf on site but now campers have to drive elsewhere to purchase supplies
3. There are other already established sites in the area for caravaners so there is not the demand for another one. This summer the site has already welcomed customers camping in tents, who seem happy to use the extra toilet /washing facilities provided and as the campsite has installed them we must assume that the owners are happy to clean them even during this covid-19 situation. Therefore, this cannot be used as a reason to alter the current planning permission.
4. When the dementia care home is built, there will be 3 businesses requiring access off the main road. (Maidenhead Aquatics, the care home and the campsite / holiday lets.) The entrance off Clymping street is already being used by the building contractors, the established 'holiday let / permanent dwelling' and I have no doubt the 'barn conversion' will also want to use that entrance. How soon before the campsite visitors also use this point of entry?

It is the concreting over of land south of the A259 by stealth. We can't object to possible intentions for the future, only the plan presented now the planning committee needs to be reminded of this landowner's past track record

Just four years ago they applied to change land use adjacent to this application. 'In principle, we have no objection, as we understand that, in some cases, farmers have to diversify. Our main concern is that this is simply to have the land's designation changed so that in the future it is easier to obtain planning permission

for business buildings or housing. As the applicant pointed out to us with previous applications on other sites, we cannot object to possible intentions for the future, only on the plan being presented now. That is why we have chosen the 'no objection' option for this application, but we would be very disappointed, if building permission was then sought on this land, once it was no longer deemed agricultural.'

This land was rarely/never a dog training facility and it is now going to be built upon. Reasons it was approved on appeal included:

1. It was no longer agricultural land (landowner had the land use changed.)
2. A 'community hub' contained within another building application could be used (building approval leads to more building approval)
3. The land was 'physically separated and had poor access' (the landowner had hedging planted to cordon off campsite)
4. Fertilisers could not be used because of the adjacent campsite. (owned by the landowner wishing to sell the land)

Approval was given for the piggery to convert to a laundry /changing facilities for farm shop staff. This was never implemented but made the application for these buildings to convert to holiday lets easier when no longer deemed farm buildings. Another building has also been converted to a holiday let but has been used more or less as a permanent residence.

A barn gained permission to be a farm machinery storage building. Local residents questioned this; correctly suspecting that as the doorway was too narrow to accommodate a regular size tractor, another application would be submitted to convert the building to a residential dwelling.

We will continue to ensure that surreptitious destruction of the countryside in the Clymping gap, south of the A259 is officially recorded.

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 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.

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 Development Control 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 Development Control 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.