

Clymping Parish Council

Objection to CM/20/20/PL

The original application for this site CM/7/18/PL related to a change of use of farmland to a seasonal 'wild' camping site for 60 tent pitches.

The application included:

- 17 grassed car parking spaces along the northern boundary with the A259
- 43 of the 60 tent pitches included a space for parking a car next to the tent.
- Any 2nd car would be parked in the area along the site frontage
- 4 chemical toilets to be located in the camping field
- Other structures to be located adjacent to The Piggeries building comprising 2 toilets, 2 showers 2 changing cubicles and a wash up drying area within an existing brick store.
- The defined holiday season would run from 1st April to 31st October in any one year.

Despite this Council's objection, the application was approved by Arun District Council with various conditions relating to operation of the site, including that between 1st November and 31st March in any one year all the non-permanent structures must be removed from the site and the site returned to its former agricultural condition.

The new application CM/20/20/PL seeks to vary this permission to allow it to be used for caravan/motor home camping and tent pitches with associated changes to approved layout.

The proposed site changes include:

- A change from 60 Tent pitches to 20 motorhomes/caravans pitches plus 12 tent pitch
- No restriction on the size of the motor homes/caravans
- A new temporary water pipe network with blue plastic pipes on top of the ground to each pitch with a wooden post driven in to the ground to support each tap. To be dismantled at the end of each season and stored
- A new foul water disposal point
- Retain 17 grassed car parking spaces along the northern boundary with the A259
- Unclear whether there will be parking for a car alongside each pitch
- Unclear where a second car would be parked
- Retain 4 chemical toilets to be located in the camping field
- Retain other structures located adjacent to The Piggeries building comprising 2 toilets, 2 showers 2 changing cubicles and a wash up drying area within an existing brick store.

In addition, the Environmental Health consultation response states that for this to be operational it will require new licence to be issued under the Caravan Sites and Control of Development Act, 1960 and that this will have conditions relating to site layout and safety, noise, lighting requirements for lighting, facilities etc. Tents should be 3 metres apart and caravans 6 metres apart and not closer than 3 metres to the site boundary.

This application **should not be considered** by Arun District Council whilst it is unclear whether the new site layout will meet the new licence requirements.

Reasons for objection:

- This Council has noted the business owner's concern about the Covid 19 restrictions and that adjustments will be needed whilst restrictions are in place but would hope these could be

achieved within the existing site arrangements (as achieved at other sites nationally) even if this results in a reduced number of pitches for a short time. It is therefore, not felt that this is an over-riding consideration.

- This more extensive development will more significantly compromise the agricultural land usage and the countryside and gap policies of the Arun Local Plan.
 - a) The change of use to allow motorhome/caravan pitches with large vehicles that do not blend into the landscape will have an unacceptable visual impact on the Littlehampton to Middleton Gap between Settlements, adversely affecting the openness and character of the countryside, contrary to the Arun Local Plan policies C SP1 (Countryside) and SD SP3 (Gaps between Settlements)
 - b) The ability for the land to revert to agricultural usage out of season that contributes both to the sustainability and character of the area will be jeopardised.
- The suitability of the access on to the A259 is questionable. There are concerns about larger vehicles (some towing) accessing the A259 especially at change over during busy times. The resulting impact on traffic flows and road safety will adversely affect both local and through traffic. County have recognised the pressure this stretch of the A259 is under and the difficulties with junctions and vehicles joining or crossing this stretch of road. The impact on the A259 is also contrary to the design guidance in the Clymping Neighbourhood Plan for this character area.