

Tracey Villa
The Cottage
Climping Street
Climping
Littlehampton
BN17 5RG

9th August 2021

Mrs A. Gardner
Principal Planning Officer
Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Mrs Gardner,

Planning Application Reference: **CM/34/21/PL**

Applicant: Brightfield Group

Site Address: Maidenhead Aquatics, Crookthorn Lane, Climping BN17 5SN

Description of Works: Change of use of part of site to car wash including siting of cabin and canopy. This application may affect the setting of a listed building & is in CIL Zone 5 (Zero Rated) as other development.

I am writing to register my **objection** to the above Planning Application recently submitted by Brightfield Group.

As a local resident, I object to the Application on the following grounds:

1. There are already 3 existing car washes within a 10 minute drive of the Application site, the closest being at the Tesco fuel station just a few minutes drive away.
2. The vehicle entrance/exit to the car wash site will be shared with Maidenhead Aquatics, The Arundel Gardener, the recently approved Bald Kitchen fast food cafe and drive-thru, Woodpecker Camping and Caravan site and a 64-bed dementia care home. Pedestrians and cyclists from the nearby shared pedestrian and cycle path linking Felpham to Littlehampton will also access and leave the site by the same partially obscured, historically dangerous entrance/exit. Given the stated popularity of what is starting to look like a retail park, the proposed car wash will add to the traffic flow and existing congestion along this section of the A259. The high visibility of the car wash red canopy further increases the risk of accident along this stretch of road. When approaching the site entrance/exit from the west, specifically from the Oystercatcher Junction, drivers are distracted by its size and colour. There are accidents waiting to happen through an inadequate assessment of risk, based purely on a WSCC Highways Authority desktop study.
3. The car parking area for the proposed car wash will be close to the parking areas of Maidenhead Aquatics, The Arundel Gardener and The Bald Kitchen fast food cafe and drive-thru. Pedestrians, including children, will be walking between moving vehicles within the site to access the different businesses while their car is being washed and valeted.
4. There appears to be no indication where the car wash waste water and chemical detergents will be disposed of, and therefore no assurances that it will not contaminate the garden of the nearby property.
5. There will be substantial noise from the jet wash and valet vacuuming equipment used by the car wash, which will be clearly audible both in the adjoining garden and inside the property.

6. There is no provision for toilet facilities within the site as a whole or in the immediate area, the closest being a mile away on Climping Beach.
7. The following statements in the Planning, Design & Access and Application Heritage Document submitted by Barmach Ltd concerning the nearby Grade II Listed Cottage are misleading.

6.0 Impact on heritage assets

6.2 The Cottage is located to the south of the Maidenhead Aquatics site and adjoins its boundary. However, this boundary includes extensive mature tree planting with only glimpses of the property from Crookthorn Lane across the car park site.

- There are only 3 mature, evergreen trees remaining along this section of boundary, the rest of the boundary planting being a mix of overgrown deciduous bushes, nettles and brambles. When these are not in leaf (6 months of the year), there will be a clear view from the Cottage of the top of the car wash cabin and of the red canopy and its large metal supports, above the height of the proposed 2 metre fence.

6.3 The principal elevation of The Cottage faces south away from the application site and thus views from Climping Street looking north are unaffected by the proposal development...

- Due to low ceiling height, the internal layout of the Cottage does not reflect the external structure. The principle south facing elevation does not contain the main living areas. These are on the Cottage's north and eastern sides. The kitchen is directly next to the proposed outdoor seating area of the fast food cafe. The lounge has clear views of the car wash red canopy, as does an upstairs bedroom and the length of the upstairs landing, via dormer and velux windows. The car wash will be even more visible from the Cottage once the overgrown area along the garden boundary is cleared and returned to domestic garden use.

6.3...It is an isolated dwelling of domestic proportion and its setting has limited significance.

- Dating from 1812, the Cottage is Grade II Listed and is the oldest residential building in Climping Street. Its setting has already been compromised by the soon to commence construction of the 64-bed dementia care home, along the south eastern boundary of its garden. It will definitely no longer be an 'isolated dwelling'. The urgent social need within Arun for increased dementia care facilities was a major factor in allowing this development. There is no urgent social need for a car wash at this location. There is no point giving historic buildings listed status, if their immediate surroundings are not protected in the same way.

The recent slew of planning applications for this site are turning this part of rural West Sussex coastline into an area of linear commercial development along the A259. If these development precedents are allowed to continue at the current rate, it is just a matter of time before commercial and residential property developers submit planning applications to extend this linear development southwards towards the sea. This rural, coastal environment should be protected from the greed of landowners and the commercial businesses they sell their land off to, for the use and enjoyment of local residents and visitors to the area, now and in the future.

Yours sincerely,

Tracey Villa