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11th August 2021

Rachel and Stephen Grimwood
langmead close
clymping

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/34/21/PL
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.

Thank you for your internet representation made on 10th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39459

This application is out of character & contrary to the design guide of the Clymping neighbourhood plan. It is less than 28 m from a listed building, in what is still, at the moment, a rural area. In the planning application CM/40/02 agreements were made as to the square footage of development on this site & what items could be sold. When the land was sold to Maidenhead Aquatics CM/30/18/PO assurances were made to Clymping residents that 'Visual impact will not be altered' & 'This development will not intensify the site visits which in turn will not cause further congestion on the A259.' The parish council agreed to an amendment to include petfood supplies, provided it did not lead to classification as an A1 retail site. There is supposed to be no new build south of the A259 in order to preserve the 'Clymping Gap' but this seems to be ignored as we have development of a campsite, holiday homes, dementia care home, The Arundel Gardener, The Bald Kitchen & now this car wash. It is concreting over of the Clymping Gap by stealth & development leads to more development.

A carwash is not needed at this site. There are at least 6 similar establishments 4 miles or less from this site already - Crossbush, Shripney Way Bognor, Tesco, Morrisons & the Rustington bypass.

There are serious concerns that this proposal is not actually the true intention of the applicants for the site & this needs to be documented. The Brightfield Group, based in Peterborough. Their website states that they are 'a leading, privately owned developer' specialising 'in the acquisition & development of residential sites for conversion into 60-100+ units for the lettings and investment markets'. This application would not support local businesses.

The Highway Department, assumes that a 6th business with different clientele & longer opening hours would not have a negative impact on highway safety, when it is obvious that it has to in order for the businesses to be successful. Brackley investments have confirmed that they plan to start work on their dementia care home later this year & this will involve 18 - 24 months of the site being an entrance for a building site with all the extra traffic, deliveries & machinery that that entails.

The statement of 'negative impact' by the LHA directly contradicts its proposal for this stretch of the A259. WSCC acknowledge that it is so congested & dangerous that multi-million pound, highly disruptive 'improvements' need to be made. They actually state that the access arrangement for Maidenhead Aquatics may be subject to revision. If all this work is desperately needed along this stretch of road then the Highway's department brief 'no negative impact on highway safety' at Maidenhead Aquatics needs to be challenged at the planning meeting. The Highways Authority have also confirmed that no site visit has been carried out regarding exiting visibility distances. They seem to have little awareness of this particular stretch of road as one part of the department is proposing 'Closure of Crookthorn Lane & convert into a shared use footpath/cycle path' due to safety concerns of vehicles turning south on/off the A259 yet the Manager of the County Highways team at WSCC who assesses the transport implications of new development is unaware of this proposal!

As council tax payers & voters in local elections, we would like this application to be fully discussed, with statements made by various departments challenged & not taken at face value. Linked with reports in the press of the council's concern over rising costs when decisions are appealed, residents are losing faith in the system, questioning that, perhaps, planning decisions are not being made in the interest of the community but more for financial reasons?

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>