

From: Nicola Oktay on behalf of Planning.Responses
Sent: 17 November 2025 12:46
To: Planning Scanning
Subject: FW: CM/34/25/PL
Attachments: climping.jpg

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Our priorities...

Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 17 November 2025 09:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: CM/34/25/PL

Please upload as rep letter for CM/34/25/PL

Thanks
Amber Willard MRTPI
Principal Planning Officer, Planning Department

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From: Rachel Banting
Sent: 17 November 2025 09:14
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: CM/34/25/PL

Proposal Relocation of visitor facilities including car parking, toilets, cafe and ancillary development. This application is a Departure from the Development Plan, may affect the setting of listed buildings and is in CIL Zone 5 (Zero Rated) as other development.

Location Land South East of St Marys C of E Primary School Crookthorn Lane Climping

Dear Ms Willard

I am really hoping that this planning application will be turned down for the reasons expressed in my letter of objection.

If, unfortunately, this application is approved, please could the council impose certain conditions.

1. During winter, a closing time of 20:00 will necessitate external lighting for safety and security reasons. This is a dark sky area and lighting on a site of this scale will cause excessive light pollution and will have a detrimental effect. Clymping falls within the **East Atlantic flyway**, a major "superhighway" for bird migration. This route is used by billions of birds annually, and Clymping is a key stopover point. No external lighting should be approved for this application, even if this necessitates an earlier closing time during winter.
2. A similar condition to another of this landowner's developments (CM/49/22/AG) is necessary. It stated: that if the purpose of the site is then altered 'the building must be removed and the land must be restored to its condition before the development took place'

I ask this as the applicant has stated previously (regarding CM/2/12/ a 134 pitch touring caravan park); that objections cannot be made on possible planning in the future, only the present application. I feel those making planning decisions need to be aware of the history in this area of applying for one thing and then changing the building to something else once the area has been re-designated as non-agricultural. I appreciate you may not have time to read all these examples but it gives the council a clear picture of the agricultural land being lost south of the A259. Please also see attached aerial photo showing this landowner's land lost to agriculture in yellow and the blue outlines representing fields they have attempted to build on.

CM/6/89 planning refused for 4 houses on the grounds that the 'site lies in a rural area and the proposed development is unrelated to the needs of agriculture and would conflict with the countryside policies of WSCC structure plan' This site now has 2 houses as 1st one agricultural building gained permission to be a fishing tackle shop (CM/11/07) which is now a house and CM/15/16/PL was converted to tractor and feed storage and is now a dwelling. (CM6/20/PL)

- The Old Piggery site gained permission to convert to 'offices and laundry' for the farm shop – CM/1/08. This never happened but once the area was not deemed agricultural, planning permission was given for 4 holiday lets CM/7/17/PL
- CM/1/16/PL changed a crop growing field to a 'dog training facility' rarely, if ever used as such. The landowner limited the access to the field and created a campsite next door. Two years later, a new application CM16/18/PL went through on appeal as the landowner stated it could no longer be used for agricultural purposes due to the changes they had made - leading to the field became a dementia care home.
- CM/12/25/PL a single storey flat roofed brick building, converted to a self-contained residential unit in 2002 but not granted lawfulness in 2025 and now receiving permission to be a 3 bedroomed house.

It should be borne in mind that there is supposed to be no building south of the A259 in order to protect the Clymping Gap. However, here is a list of other agricultural buildings or fields owned by this landowner's family, south of the A259 that are no longer used for agriculture as permission was gained for non-agricultural activities.

1. CM/29/19/PD agricultural building turned into storage and distribution
2. CM/29/18/PL agricultural building turned into storage and distribution
3. CM/22/99 building turned from pub storage to craft shop –now an airbnb (CM/36/14)
4. CM/7/18/PL agricultural land turned into campsite, now with motorhomes, toilet and shower facilities etc.
5. CM/29/01/CLE agricultural building turned into mixed use storage.
6. CM/31/01/CLE agricultural building turned into storage
7. CM/2/87 new storage building
8. CM/33/01/CLE farmyard turned into builder's yard
9. CM/16/04 agricultural building turned into storage and workshop
10. CM/12/02 agricultural building approved for furniture storage
11. CM23/86 barn and stables conversion to a house
12. CM/26/01/CLE – commercial storage approved
13. CM/25/86 agricultural building turned into house
14. CM/24/86 barn and dairy turned into 2 houses

15. CM16/18/PL conversion of a farm shop to sell pet food, once approved the site was sold to Maidenhead Aquatics and now also has a café and garden centre, electrical charging points and is an exit off the A259 for a campsite, a dog exercising facility and a care home. This was despite assurances in the application 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.’

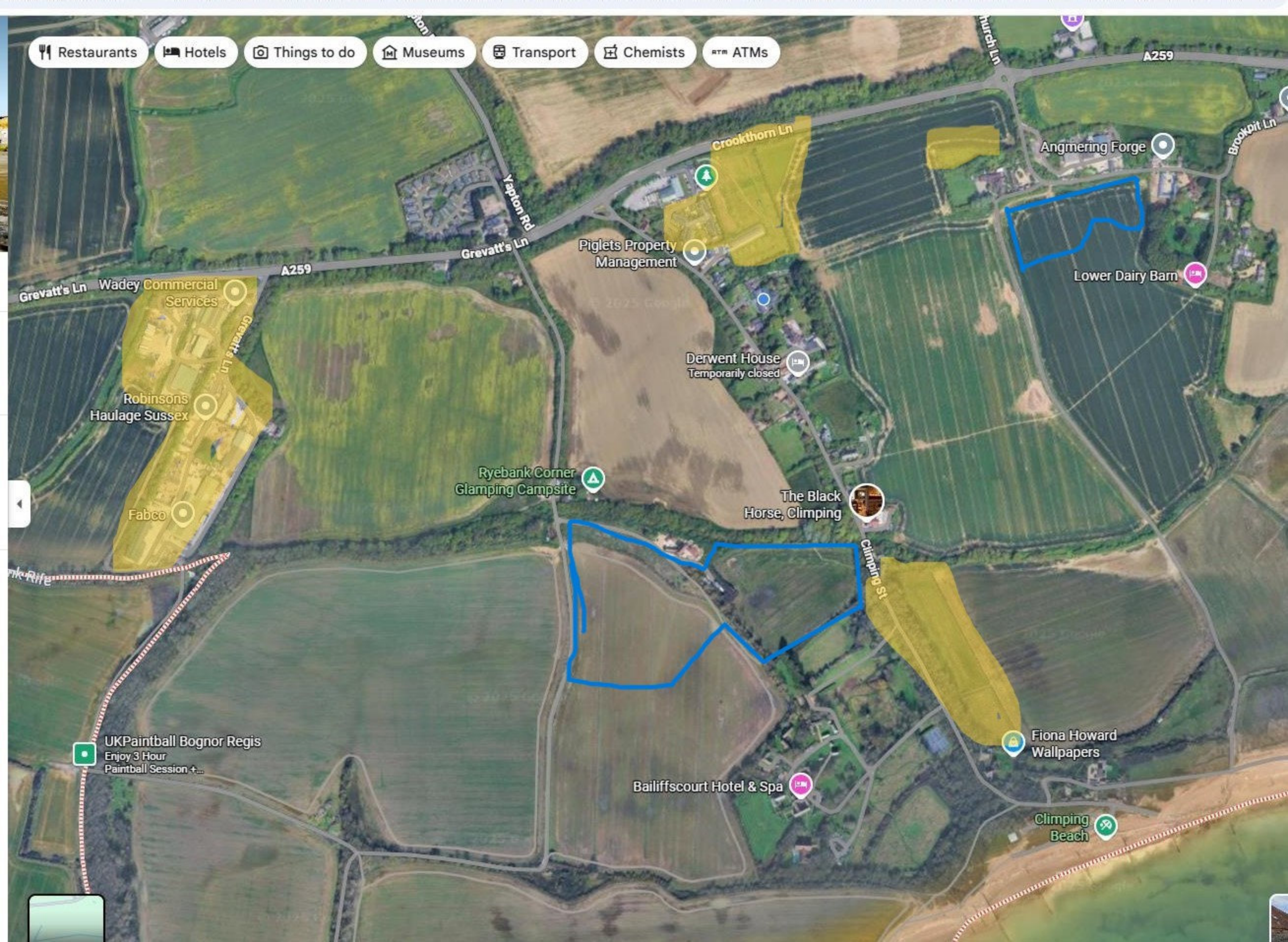
16 CM/33/18/PL – a one bedroom barn conversion demolished to make a three bedroom two storey house with a second separate dwelling on the site.

Many of these piecemeal applications led to the creation of The Baird Business Park to become so large that the entrance required a right turn lane from the main road west to reduce traffic congestion and enquiries are now being made about a slip road from the east. In 2024 a major fire at a waste services site was allowed to "burn under control" to avoid pollution to the local environment. Residents near the site were urged to keep their windows and doors closed three days after the fire.

The worry is that this visitor centre site, once designated as non-agricultural, will become something else within a few years. Be under no illusion; the Clymping Gap is surreptitiously being concreted over and restrictions / caveats on applications are essential.

Yours sincerely

Rachel Banting



Grevatt's Ln
Wadey Commercial Services
Robinsons Haulage Sussex
Fabco

Piglets Property Management

Derwent House
Temporarily closed

Ryebank Corner
Glamping Campsite

The Black Horse, Climping

Angmering Forge

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