

Subject: Formal Objection to Planning Application CM/34/25/PL

We are writing to object to planning application CM/34/25/PL on the grounds that the proposed development would have a significant and harmful impact on the local area and residents. We live directly next to the proposed site at the newly developed Kents Yard, Brookpit Lane, and are deeply concerned about the following points:

Loss of privacy and increased disturbance:

The proposed development is directly in front of our gardens. We moved to this location almost a year ago for its semi-rural setting, peace, and privacy. The proposal would result in greatly increased noise, footfall, and traffic, destroying the quiet character of the area.

Highway safety

Brookpit Lane and Crookthorn Lane are already heavily congested, particularly during school runs, with parked vehicles, dog walkers, and horse boxes creating hazards. The attached photos (taken facing west from outside Kent Yard, BN17 5QT) demonstrate the existing parking and access problems. Additional traffic would further compromise safety.

Photo 1 – congested lane

View west on Brookpit Lane – heavily parked and difficult for two-way traffic.

Photo 2 – showing limited width/access

which leaves little room for passing vehicles or emergency access.



Access from A259

The roundabout at the A259 junction is already extremely busy and hazardous, particularly at peak times. Also the exit from Ferry Road onto the A259 is notoriously difficult to negotiate safely, especially when turning right against fast-moving traffic. Any increase in vehicle movements generated by this proposal will significantly worsen congestion and raise the risk of accidents at an already dangerous junction. The local road network simply cannot accommodate further pressure without compromising highway safety for residents and visitors alike.

Traffic and parking

If the proposed car park introduces charges, it is inevitable that many visitors will park along the lanes to avoid paying. These narrow rural roads cannot safely accommodate additional roadside parking without impeding access for residents, farm vehicles, or emergency services.

Noise

The proposed use will generate ongoing noise from vehicle movements, car doors, children and visitors — far beyond the current quiet rural levels.

Scale of development

A car park for 130 vehicles is entirely disproportionate to the setting and poses a risk of unauthorised encampment or misuse. It represents a large-scale urban intrusion in a semi-rural environment.

Traffic Displacement – Just Moving the Problem

The applicant's own documents note that the current café and car park near Climping Street caused congestion. However, simply relocating these issues to Brookpit Lane is not a solution — it just moves the traffic problem into a quieter residential area, already struggling with access issues.

Brookpit Lane is even less suited to this level of vehicle activity. A 130-space car park is a major urban-scale facility — inappropriate in this rural setting and wholly out of proportion.

Environmental Impact and Loss of Fields

This proposal adds to the cumulative environmental harm already being experienced locally. Just north of the A259, approximately 300 houses are being constructed on former farmland. That large-scale development already threatens local ecology and will result in hundreds of additional vehicle movements.

To now lose even more green space to a café & car park — in an area rich in wildlife and previously open to nature — is short-sighted and damaging.

Impact on wildlife

The area currently supports a range of wildlife, including deer seen along the track in front of our gardens. Increased traffic, lighting, and human activity would cause lasting disturbance to local species.

Impact on trees

The proposal risks the loss or damage of established trees which contribute to the rural character and ecological value of the area.

Covenant Protections and Precedent

The land across this area is subject to **restrictive National Trust covenants**, preventing new development between Littlehampton and Elmer.

Allowing development here would set a concerning precedent that undermines those protections.

Conditions to protect neighbouring residents

If, despite strong local objection, the Council is minded to approve the application, we would ask for clarification and firm conditions to protect neighbouring residents.

Specifically, what measures are proposed to preserve privacy for Kent's Yard and nearby

homes — such as additional tree planting, dense screening, or appropriate security fencing?

Are there any plans for future car park extensions toward Kent's Yard or development of additional facilities (such as a children's play area or lighting), which would further increase noise and activity and be wholly inappropriate adjacent to residential gardens?

We also request clarity on the proposed opening hours, whether access gates will be locked outside these times, and what controls will be in place to prevent misuse of the site after hours. Additionally, please confirm what landscaping or boundary treatments are proposed for the east end of the site, as this directly impacts our outlook and privacy.

In summary, this proposal would cause lasting harm to the area's rural character, environment, and safety. It is neither appropriate in scale nor compatible with its surroundings. I urge the Council to refuse planning application CM/34/25/PL in order to preserve the unique and peaceful nature of Brookpit Lane, Climping.

Thank you for considering our comments.

Yours faithfully,

Carole Bright

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Josephine Browning

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1

This submission is made on behalf of all three households at Kents Yard, Brookpit Lane, Climping, BN17 5QT (numbers 1, 2 & 3)

Please do not hesitate to contact us if you require any further information.

Kind regards

Carole Bright
Josephine Browning
William Dexter