

FAO. Amber Willard
Amended version

Kents Barn
Brookpit Lane
Climping
BN17 5QT

21 OCT 2025

OBJECTION....CM/34/PL

21st Oct 2025

1

I have been a resident here for many years and have enjoyed the privilege of being part of the Climping Gap. This has provided a benefit to local tourism as it has been largely maintained as an area of outstanding natural beauty. It cannot be underestimated for its important role as a migratory route and is protected by a restrictive covenant which SHOULD prevent development such as that being proposed, It is the last stretch of natural and undeveloped coastline To be found along this part of West Sussex and is home to a nature reserve and a Site of Special Scientific Interest (SSSI)

2

Further to the above (1) this section of land has been allowed to reduce in size by the recent realignment of the coastline in order to protect property that is in danger of flooding further along the coastline due to rising sea levels making this an even smaller section already.

3

The proposal is for a visitor centre and carpark to replace the previous carpark that was lost due to rising sea levels however the Size of the allotted carpark / far exceeds the need described and would be Just another piece of arable land lost to development. This land is of good soil quality and highly desirable.

4 The location of the carpark is not close enough to the beach to be a like for like replacement as the previous location suited people

wanting a quick walk on the beach without a further long walk to the car.

5

A beach carpark should provide toilet facilities close to the shoreline not half a mile inland.

6

The access road to the car park is already dangerous. It is winding and narrow with no pavement. and many people use the road for cycling. It provides an alternative route away from the busy A259.

There has already been a fatality due to poor visibility so increased levels of activity will endanger road users.

Even with improved pavements the road is still dogged with blind spots.

7

The school is busy at pick up and drop off times so this will impact on access even if they are allowed to use the carpark for parents to drop off and collect. On some days the parents attend meetings for a longer period.

8

The car park will have charging points causing night time activity. This is exactly when the wild life will be affected and charging points will cause light pollution in a natural rural setting even after the carpark closes at 8pm and so is unwelcome for the residents here. There are already charging points available nearby off the A259

9

The above will be visible to residents in Climping Street who have (until now) enjoyed the quiet and natural landscape and wildlife.

10

When Rampion 2 Windfarm is in construction the beach will lose its appeal so a site closer to Elmer may be more practical.

11

Although this location seeks to reduce parking in Climping Street it will do nothing to deter those people who want quick access to the beach and find the car park an inconvenient distance away.

12

There is a visitor centre in Littlehampton and plenty of restaurants in the vicinity so another "sit down " restaurant "is of little benefit and only serves to compete with the offering that already exists.

13

The listed properties are of historic interest and should not be within site of a café and carpark which is a commercial development but remain within a more secluded wooded setting to retain their integrity.

14

The original carpark had a soft surface more suited to the rural Aesthetic .

11 There is an existing **Covenant** on this area preventing any development so I am surprised that this has even been considered.

A location else where closer to the sea would be preferable especially as the bund is being extended across Bread Lane making Access to the sea difficult via Bread Lane.

Alternatively selection option 2)in the map is closer to the sea with links to power and pathways to the beach avoiding Bread Lane .The other sites that were rejected due to the distance from the sea were A similar distance from the beach as the one chosen.

That is sites 1) and 5) see accompanying map . They were rejected for that reason.

Re option 2

Although deemed unsuitable due to the gradiometer survey ,it would not require a hard permanent surface (so access to excavate further would then still be easy.)

To be noted:

It should be added that none of the residents in my section of Climping were part of any decision making regarding a car park Location so it is hardly surprising that this location was agreed without our knowledge.

The choices given on the original publicised map did not include locations close to residents

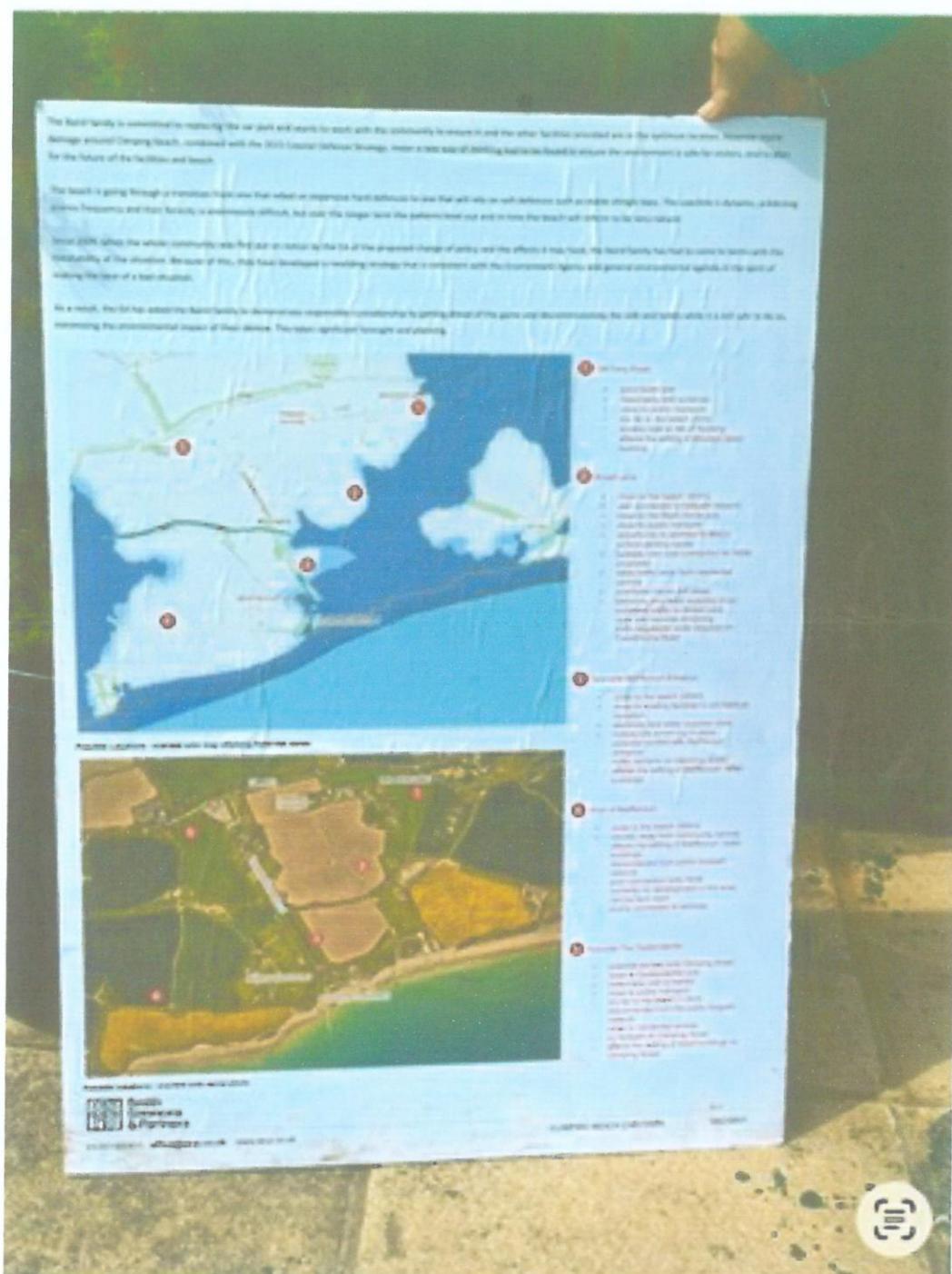
Thank you for your kind consideration.

Best regards



Marian Thornton

Kents Barn
Brook pit Lane



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 21 October 2025 14:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW:

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

Thanks

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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 21 October 2025 13:59
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: FW:

Breezie Allwright
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Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: scanfrompostroom <scanfrompostroom@arun.gov.uk>

Sent: 21 October 2025 14:41

To: Planning <Planning@arun.gov.uk>

Subject: