

Planning application CM/34/25/PL

25 October 2025

I write in strong support of planning application CM/34/25/PL – relocation of Climping Beach visitor facilities (car park, toilets, café) to land south-east of St Mary's School, Crookthorn Lane.

The existing beach car parks have been lost to coastal erosion and the site is in a high flood-risk zone. This application provides a like-for-like replacement in a safer, inland location. I address the following material planning considerations:

1. Loss of existing facilities - the original car park no longer exists. Without replacement, public access to Climping Beach is severely restricted.
2. Highway safety – current chaos, seasonal parking restrictions on Climping Street force visitors onto narrow lanes, causing dangerous congestion during peak periods. The proposed site offers direct access to the A259, bypassing the village entirely.
3. Safer school environment - parents currently park on Crookthorn Lane, forcing children to dodge traffic. The new car park could provide free off-street parking for school drop-off and pick-up (Mon–Fri), significantly improving child safety.
4. Climate resilience & flood risk - the current site will soon be lost to sea level rise.

We are at the bottom of Climping Street and are intimately aware of what happens to the road when it floods, please see pictures, these photographs are at the end of our property, you are looking at the junction of Climping Street and Mill Lane. We have witnessed cars attempting to drive through deep water.





We even have a couple of instances where cars parked at bottom of the street and then the water came in and they were marooned. The new location removes these risks entirely and as this is a typical annual event relocating inland future-proofs access and complies with NPPF para 159:

“Local planning authorities should support the relocation of existing development where necessary to avoid unacceptable risks...”

5. Economic & community benefits - modern facilities and will support The Black Horse pub (short walk via footpath) and fulfil Arun’s priority to "fulfil economic potential".

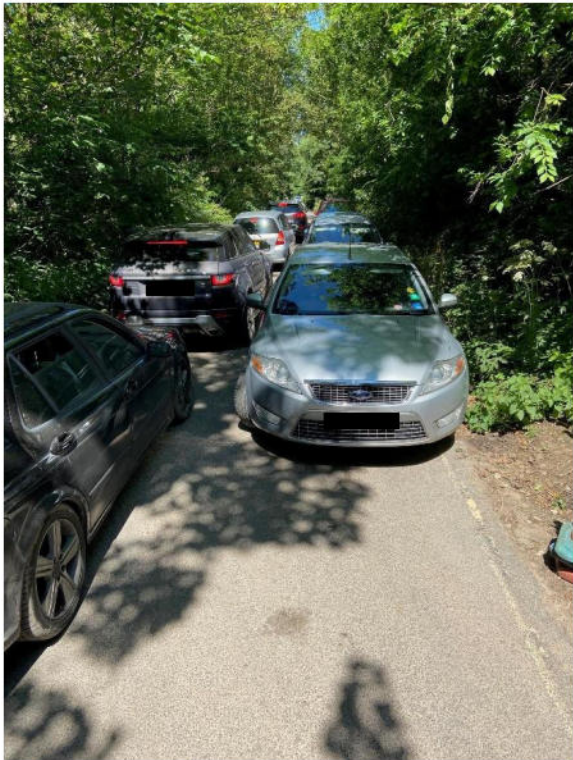
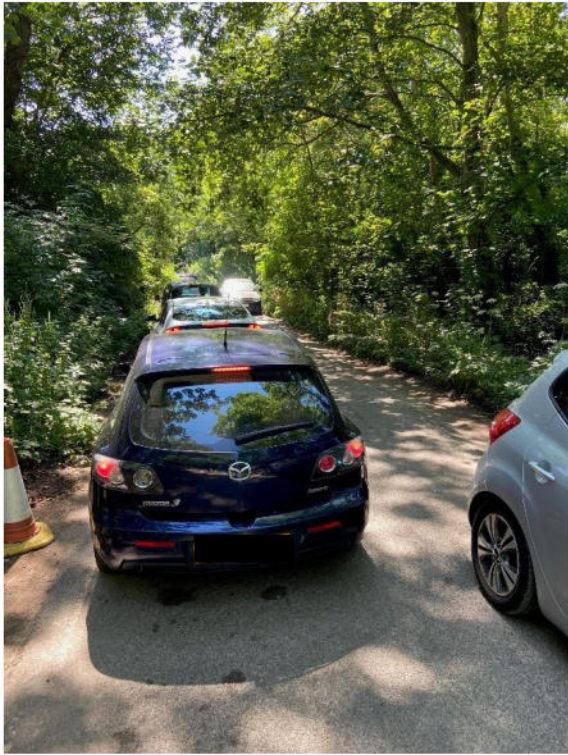
6. No adverse impact on the Climping Gap - the Climping Gap extends only ~250–300 m inland to Bread Lane (Arun Local Plan Proposals Map & SSSI citation). The proposed site lies 750 m inland on existing agricultural land and does not encroach upon the designated Gap.

7. Short, enjoyable walk – ideal for dog walkers - the walk via Bread Lane is ~750 m (8–10 mins) – a pleasant, flat route. Most visitors are dog walkers who already walk further.

8. Alternative is far more dangerous – parking on Climping Street - if this inland car park is refused, visitors will have no choice but to park along Climping Street – a narrow, single-lane road with no pavement. Families, children, and dog walkers would then, in some cases, have to walk the full length of the road. Far better that everyone walks a track with no vehicles.

Please see attached photos showing:

- Cars jammed bumper-to-bumper along Climping Street
- DPD van forced to reverse – directly in front of our driveway



This is not overdevelopment – it replaces lost facilities in a better, safer, sustainable location. I urge approval, ideally with free school parking (Mon–Fri).

Many thanks, Simon

Simon Wolf
2 Atherington Cottages
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 27 October 2025 08:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning application CM/34/25/PL

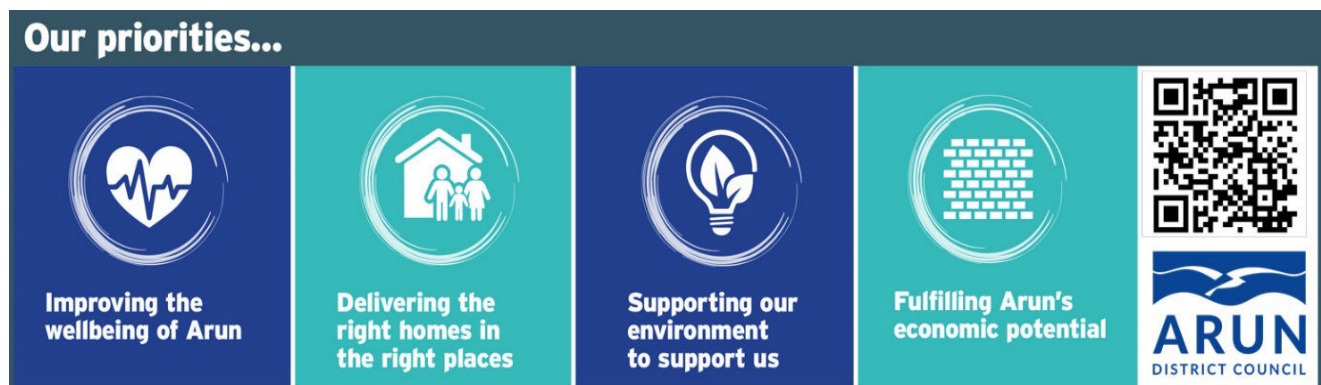
Please upload as rep letter for CM/34/25/PL

Thanks
Amber Willard MRTPI
Principal Planning Officer, Planning Department

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From: Simon Wolf [REDACTED]
Sent: 25 October 2025 11:39
To: Planning <Planning@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: Planning application CM/34/25/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

oops, sorry Amber, I forgot the pictures of the flooding! Not great with computers!

See correct letter attached, thanks

Simon

From: Simon Wolf
Sent: 25 October 2025 11:34
To: planning@arun.gov.uk; amber.willard@arun.gov.uk
Subject: Planning application CM/34/25/PL

Hello Amber,

I submitted a comment to the above planning last night (OWPC79457) I was seeing how the submission process worked and didn't realise I could not update what I wrote. Please see my updated comments in the attached letter along with photographs.

Please could you remove my prior comment entirely and replace with the one in my attached letter, or update.

Please confirm receipt of this, many thanks, Simon

Simon Wolf
2 Atherington Cottages
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