

Amber Willard – Case Officer
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton

Abi and Jamie
Kents Farm House
Brookpit Lane
Climping
West Sussex

01.11.2025

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

Dear Amber

We are writing to object in the strongest possible terms to the proposed planning application submitted by The Baird Farming Partnership reference CM/34/25/PL in relation to the proposed construction of a Visitor Centre, café, parking facilities for 130 cars with overflow parking, outdoor BBQ and seating area within the protected Climping Gap area and on existing agricultural land.

Our objection covers many aspects that are both in contravention of the covenants and protections within this area and are at odds with the historic setting. These aspects and have been addressed in the following order:

- Context
- National Trust Covenant
- Heritage Policy - setting assessment
- National Planning Policy Framework – significance
- Conservation and biodiversity
- Environmental and local impacts
- National Planning Policy Framework – hot-food takeaways
- Relocation of existing facilities - business plan
- Change of use precursor
- Conclusions

Context

The historic context of Climping is significant, being one of the earliest areas settled in along this coastal area with a history of arable farming dating back to the 17th Century due to the rich and fertile soils. There has been very limited development in the area since the 19th Century and since 1927 has been preserved from building as the largest open area of coast between Bognor Regis and Brighton, referred to as the Climping Gap. The area provides a broad array of habitats and is home to buildings and field systems that date back to the medieval period, some of which are now important historical buildings. One such



building is our own Kents Farm House which is a Grade II Listed Building dating back to the 17th Century. Our property shares a boundary directly adjoining the currently farmed field on which the new development is proposed and therefore this proposal materially impacts the setting of the historical property and surrounding area in a negative way.

National Trust Covenant

The National Trust has a restrictive Covenant on some land in Climping, designed to preserve the natural beauty and character of the landscape. Recent planning application for a caravan park at Ryebank Farm to the West of the proposed development (a farm that is majority owned by the same land owner responsible for this planning application) was strongly opposed by the National Trust as it breaks this Covenant which explicitly stipulates that no "... tents, houses on wheels, or towed or motor caravans shall remain upon any part of the said land."

In a similar vein, this Covenant also stipulates "not to permit any part of the said land to be used for car parking purposes" and that "no activity shall be permitted on the said land which detracts from its rural character nor shall the said land or any part thereof be used as a country park or for any of the purposes carried on in a country park."

The proposed development directly defies this Covenant, providing both extensive car parking and a visitor centre, the likes of which reflect the purposes of a country park, and so should be rejected on the same grounds as the previously rejected caravan park.

It should also be emphasised that all of the properties within the area, including Kents Farm, are subject to this Covenant which stipulates a number of restrictions and conservation requirements on the property and land owners. This incurs a not insignificant expense in the upkeep of our properties, the approvals required and materials to be used, but is something we uphold to preserve the historical and rural setting of the area. Any deviations from this Covenant undermine its existence, devalue the works already carried out on the existing properties, and open up the path for further deviations.

To summarise, the proposed development is in direct contravention of the National Trust restrictive Covenant in force in much of the Climping area and will have a directly negative impact on those areas and residents that reside within this area, devaluing the area and opening up the options for future deviations.

Heritage Policy - Setting Assessment

The Heritage Policies for Arun District Council require that proposals affecting statutory listed buildings are required to:

- a) Preserve or enhance the historic character qualities and special interest of the buildings;
- b) Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c) Protect the architectural and historical integrity and detailing of a listed building's interior;



- d) Protect the special interest of buildings of architectural or historic interest; and
- e) Protect, and where possible enhance the setting of the building.

Historic England provides guidance on assessing the setting of a heritage asset which must be considered during a planning application. Note that this guidance recognises that whilst visual considerations are important to setting, the experience of heritage assets can be harmed by other environmental changes such as noise, light, vibration, activity and dust and that this harm is the same whether experienced by private owners or members of the public.

Kents Farm House is a heritage asset directly impacted by the proposed development and as owners of Kents Farm House we strongly believe that the setting of this historical Grade II listed 17th century property will be significantly adversely impacted by the proposed development.

The guidance provided by Historic England on setting includes:

- a) Surrounding landscape character
- b) Views from, towards, through, across and including the asset
- c) Intentional intervisibility with other historic and natural features
- d) Visual dominance, prominence or role as focal point
- e) Noise, vibration and other nuisances
- f) Tranquillity, remoteness, 'wildness'
- g) Busyness, bustle, movement and activity
- h) Diurnal changes
- i) Sense of enclosure, seclusion, intimacy or privacy
- j) Land use
- k) Accessibility, permeability and patterns of movement
- l) Rarity of comparable survivals of setting

Taking some of the above key settings in turn in relation to the Kents Farm House Heritage Asset and the proposed development:

Surrounding landscape character - The landscape directly adjoining Kents Farm House is agricultural land and has been since at least the 17th century when the Farm House was pivotal to the working farm. The West Sussex Landscape Management Guidelines (2003) indicate that the site is within the 'Chichester to Yapton Coastal Plain'. Its key characteristics include low lying, flat landscape, low density of hedgerows, large-scale arable farming, large farmsteads along roads and historically nucleated villages with mixed building materials, of brick, flint, half-timber and stone. The proposed scheme will significantly harm this general character by removing farm land and converting this into vast parking and outdoor seating areas which are completely uncharacteristic of and alien to the area. It will also have a detrimental impact on the local biodiversity and wildlife by hugely increasing the traffic and footprint in the area. A bit of token habitat planting proposed by the development will neither mitigate or improve the biodiversity and is an



insult to well established vegetation that will be removed and damaged as part of this development.

Views from, towards, through, across and including the asset - The proposed development is directly visible from Kents Farm House and its curtilage even with the extensive planting that has been maintained at the Farm House. The house itself and its grounds are uniquely tranquil with planting that has been carefully selected and maintained to manage this tranquillity. The proposed development will be directly visible from the 1st and second floor levels of Kents Farm and from the gardens which will have a significantly detrimental impact on the assets setting. Even through the exterior appearance of the visitors centre is proposed to be of materials sympathetic to the area, the current view is of farm land only and a sizeable building with 130+ cars, BBQ's and seating is a huge negative impact to this setting. None of this impact has been considered in the current planning application which is in contravention to the Arun planning requirements.

Intentional intervisibility with other historic and natural features - As detailed above, the landscape in this area is predominately low-lying with large-scale arable farming and this landscape is part of a wider conservation area. This landscape will be irrevocably changed by the proposed development to the detriment of the area and its residents.

Noise, vibration and other nuisances - Noise: The proposed development site is situated off Brookpit Lane which currently and historically has intermittent traffic movement along it. There is a working farm along the lane and a primary school. The noise generated from the farm and school is minimal and causes very little, if any, disruption. The addition of a large visitors centre, café, outdoor BBQ and seating area and parking for 130 cars plus overflow parking will create a significant amount of additional noise. It is envisaged that this will become a major issue during the warmer months when the use of outdoor seating and BBQ areas in particular will generate a significant amount of noise that will immediately impact the tranquillity of the area and of the Kents Farm House asset as well as other residences and Heritage Assets in the vicinity. The local residents in this area, including Kents Farm, moved to the area for the purpose of the tranquillity and are committed to maintaining the peace and setting of this conservation area. The noise from the site will therefore undoubtedly negatively impact the appreciation of the designated areas. **Vibration:** The proposed development will encourage a significant increase in traffic movements including large vehicles that will be involved in deliveries, bin collections and sewage removal and this will cause substantial traffic vibration. **Other nuisances - Light:** The area currently has no light emissions. Any lighting within and caused by the proposed development will therefore have a direct negative impact on the appreciation of the designated areas including lights from the many vehicles it is hoping to attract. **Other nuisances – litter and anti-social behaviour:** Brookpit Lane is a narrow country lane located in a sheltered position some way back from the main A259 and is a secluded location with no streetlighting. This lane already attracts a certain amount of anti-social behaviour with regular dumping of rubbish in lay-by's and cars using the area to park up to eat their take-aways, discarding the rubbish outside. The provision of additional parking and outdoor seating areas in such a secluded location will only attract further anti-social behaviours which could be of great detriment to the local community and to the biodiversity of the area.

Tranquillity, remoteness, 'wildness' - The proposed site and indeed area as a setting has not been altered or changed for a significant time. The proposed development will



significantly alter the settings and negatively impact the tranquillity and remoteness of the setting by adding a sizeable new building and converting prime agricultural land into a car park and BBQ area. People visit the Climping area for its tranquillity. Those wishing a more traditional busy holiday seaside vibe have plenty of opportunities to experience this in nearby Littlehampton and Bognor Regis. There is no need to convert the last remaining tranquil seaside area along this stretch of coast into a similar holiday resort.

Busyness, bustle, movement and activity - There is very limited daily activity generated by the farm with farm machinery limited to specific small periods for planting and harvest. The addition of a café, visitor centre, outdoor BBQ and seating area and parking for 130+ vehicles will undoubtedly result in a high increase in activity in the area and along the lanes, which in turn will have a significantly negative impact on the quality and appreciation of the setting of the historic buildings and conservation area that we have committed to protect. This increased activity will have a negative impact on the surrounding flora and fauna which will undoubtedly be intimidated and trampled by the increase in traffic and foot fall.

Sense of enclosure, seclusion, intimacy or privacy - The proposed development includes a significant outdoor area for car parking, seating and BBQ's in a field that directly borders with the curtilage of the Kents Farm House Heritage Asset. This will completely undermine the sense of enclosure, seclusion, intimacy and privacy of the asset and other assets in the area.

Land use - As detailed above, the surrounding area has not undergone significant change for many centuries. It is prime and fertile agricultural land and has been farmed as such since at least the 17th century. Some of this agricultural land has undoubtedly been impacted by the encroaching sea but the proposed location of the development is on prime area located outside the floodplain. It is therefore wholly irresponsible to take even more prime agricultural land out of circulation for the benefit of a car park. With population increasing continually, there is an ever growing need to provide food through farming and the purposeful change of farm land in favour of development is counterproductive, particularly when the development itself has a questionable business case (refer to latter sections). There have been enough farming land in the Arun area that has been granted Change of Use for the benefits of housing and other developments. There is little need or business case to do the same in the preserved Climping Gap area.

To summarise, the proposed development is in direct contravention of the requirements of the Arun District Council Heritage Policy, having a direct and significantly negative impact on the setting of Heritage Assets.

National Planning Policy Framework – Significance

The National Planning Policy Framework (NPPF) defines Significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. This interest can be archaeological, architectural, artistic or historic' and is often a combination of these values. Significance is understood and interpreted through the physical construction and make-up of the heritage asset, but also its setting which will normally contribute to this understanding. Significance is thus what conservation seeks to maintain and wherever possible, enhance.



The NPPF requires that planning applications should include an understanding of the significance of a heritage asset and that this:

- a) must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- b) should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- c) sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

Most heritage assets, including Kents Farm House, have a level of special interest that contribute to our appreciation of the broader environment. Within sensitive areas such as conservation areas, national parks and in national landscapes, buildings can take on importance and be identified as important or positive. Buildings which are considered of national importance are designated and thus listed, and this includes Kents Farm House and other heritage assets in the vicinity of the proposed development.

The proposed development site is within the protected Climping Gap, borders protected conservation areas and is subject to a National Trust restrictive Covenant, all of which are in place to preserve and protect this historically important area. The application fundamentally impacts the setting and significance of existing listed heritage assets and their settings for the reasons detailed in this letter. The setting assessment submitted as part of the planning application is woefully lacking in detail and consideration of the impact on the setting of existing heritage assets.

To summarise, the Significance of the Heritage Assets in this area and directly abutting the proposed development, and the whole of the protected area itself, are of huge local and national value and this Significance will be knowingly and considerably negatively impacted by the proposed development, which is in direct non-compliance with the National Planning Policy Framework.

Conservation and biodiversity

The Climping area is recognised for its special agricultural and historic interest, making it a designated conservation area that is protected to maintain its character and appearance, which includes open spaces and historic buildings. According to definitions given by Arun District Council, the area has earned a reputation as one of the county's hidden gems and a tranquil alternative to the bustle of other nearby coastal areas. It is an undeveloped and largely undiscovered section of West Sussex and one of the strategic rural gaps. The pebble beach backed by sand dunes is a Site of Nature Conservation (SNCI) due to its important vegetated shingle habitat. The dunes are also designated a Site of Special Scientific Interest (SSSI) due to rare plants. The area is perfect for walkers and those looking for the calm of the seaside rather than crowds. There are many, many built up areas of the coast that provide visitors centres, parking and eating facilities, particularly in nearby Littlehampton. Such development should stay within these built-up areas that already have the infrastructure in place to cope, and leave the very limited undeveloped areas as they are for the benefits of wildlife and for the enjoyment of those who wish a more tranquil environment away from traffic, lights and noise.



There are only 29 conservation areas in the Arun area and by definition, as taken directly from the Arun District Council website, there are controls in place “to protect the beauty of these areas” and that development “can spoil the neighbours and the surrounding community, who have often chosen to live in a conservation area for its character and beauty.” These are the very reasons that we have moved to this area and why us and our neighbours in this protected area have and continue to spend many millions of pounds maintaining. Turning the adjacent farmed field into a country park style visitors centre for potentially hundreds of people makes a mockery of the definition of a conservation area and the investments made to protect it.

Conservation areas are becoming fewer and fewer due to development and additional footfall. The Climping area is such a very small surviving area between the built-up towns of Littlehampton and Bognor Regis that there is simply no need to devalue this area for the purposes of this proposed development. Any attempts to generate and attract a significant increase in footfall in the area will have a significant negative impact on the vegetation and biodiversity not to mention on the residents and visitors that come here looking for a calmer place to unwind.

The proposed development has been pitched as supporting the Stroodeland biodiversity project, to “... blend with the landscape, enhance biodiversity, and ensure Climping Beach remains a welcoming and sustainable destination for all.” Firstly it should be noted that Stroodeland is a recent initiative by the landowner responsible for this planning application to focus on sustainable land management. What this is in fact doing is facilitating a way to recoup profits from farming land lost to the sea by redeveloping the area into the equivalent of a country park. The Stroodeland website supports the redevelopment of Climping into a much larger visitor attraction, advertising their camping facilities and supporting this planning application. The conversion of an existing fertile agricultural field into a car park and meeting area can only have a negative impact on established, existing flora and fauna and this cannot be undone or substituted by token planting around the development. All this seeks to do is provide an alternative use for farming land that is able to provide an alternative and more profitable income than farming under the guise of “sustainable land management”. Furthermore a car park half a mile away from the beach which is only accessible down a muddy track does not fulfil the statement of making the beach “accessible for all” and there are many who would be unable to undertake that walk and therefore would be unable to access the beach from this ‘beach’ car park and centre.

The issues of coastal erosion in the Climping area have impacted all of the residents in one way or another and whilst we appreciate the landowner has also been impacted through the loss of farming land, the financial impacts to them are not the responsibility of the local residents to recoup. Redeveloping the area to house more visitors and create a glorified country park is not something we should be pushed to tolerate.

To summarise, the proposed development will have a hugely detrimental impact on the local habitat and biodiversity by increasing the noise, light, traffic and footfall in this delicate and important conservation area. It will undermine the area as a quiet place for visitors who are seeking a calmer environment than all other areas along this stretch of the coast and for the residents who live in a conservation area for its tranquillity. Furthermore, it will reduce the accessibility to the beach for those with accessibility issues by relocating a car park over half a mile away from a beach with access via a muddy track only.



Environmental and local impacts

The Climping area is rural in nature and a large visitor centre and café with toilets cannot be serviced adequately and safely by the existing infrastructure.

Sewage system: There is no connection to a sewage system with residencies in the area required to maintain private sewage systems. This means that any new development will require a pumped system to be installed if it is to connect to the sewage network, which has not been approved as yet by Southern Water. The local sewage treatment works located at Ford is already at if not over capacity and with the current new housing site being developed to the north of the A259, this capacity will be further severely limited. Any onsite pumping station will be prone to blocking an overflowing which would cause sewage flooding in the area. Alternatively an onsite sewage system would be required to be installed. This however requires an overflow to a suitable local watercourse and there is no such watercourse in the area that could cope with an influx of sewage at this level. All solutions have a high probability of the potential to cause sewage flooding and overloading of sewage systems in the area which considering the current high profile related to sewage spillages in the News, this is likely to cause high levels of controversy and any sewage spillages in the area will cause significant damage to the local flora and fauna.

Power infrastructure: The power supply to this area is already poor and there are regular power cuts experienced by the residents in the area directly adjacent to the proposed development. Any further developments in this area will only make this situation unacceptable for residents.

Road network: The existing access road to the proposed development is in poor condition and narrow. It contains many potholes and regular floods during rainy periods. Vehicles regularly park along the sides of the road which effectively only make it suitable for single cars to pass through at any time. The provision of a visitors centre with car parking for over 130 vehicles will simply add to the existing issues and will do nothing to alleviate them. Visitors and existing users of the area will not pay for parking when there is space for them on the road to park for free. Therefore any vehicles using the car park will simply add to the congestion on Brookpit and Crookthorn Lanes and build up traffic along the lanes when trying to exit onto and off the A259 junctions, creating a dangerous environment that will generate pollution, noise and potential traffic related incidents. In addition, larger vehicles will add to the very narrow access issues and danger, particularly those that will be required to collect waste and make deliveries on a regular basis to the development. The current beach car park is accessed via Climping Street which is equally narrow but in a much better condition. This route will continue to be used by people who want to access the beach directly to exercise their dogs rather than walk over half mile down a muddy track from the proposed 'relocated' car park. The road along Rope Walk similarly has issues with visitors parking. However, as already stated, visitors are highly unlikely to forego free parking for a paid car park and so none of these issues will be alleviated by the proposed development. It is possible that the only way the issue of visitors parking along these narrow roads is to offer free parking in a new car park but as this is clearly not profitable for the developer, there would clearly be no improvement to the current situation by the development which indeed will only worsen the congestion in the



area. The reality is that there are no roads to the South of the A259 that are suitable to accommodate such a significant increase in traffic movements.

School access: The proposed site is directly opposite a Primary School, literally a few meters away. Parents currently park along the lane during school drop off and collection periods as well as during the limited school events. Whilst this parking restricts access up and down the lane to single file only, it is for very short periods of time and is no different to the travel and parking arrangements at any other school in the area. The main problem is getting the cars in and out of the junctions onto the A259 which can be very busy, particularly at those times of the day, and can lead to a back up of vehicles along the lane. The provision of a car park that the school would be allowed to use during school pick up and drop off will do nothing to alleviate the traffic issues along the lane as the same number of vehicles will need to get in and out of the main junction and also assumes that all parents will use the car park which is extremely unlikely. There is therefore no benefit to proposed car park for the school and residents. It is also an assumption that there will be spaces available at all times for the school visitors to use which is unlikely and therefore undermines the assumption that this proposed car park will be of value to the school.

School children danger: The location of such a public use area in close proximity to a primary school increases the danger to the pupils associated with strangers visiting and loitering in the area. Stranger danger is high on the agenda in all schools, particularly at primary level, at this school is in a quite rural setting where there is currently limited potential for stranger danger to occur. This would completely change with the active encouragement of potentially hundreds of people to the area directly adjacent to the school.

Loss of prime agricultural land: This development will remove from use prime agricultural land that has been used for arable farming for centuries. This land sits outside the floodplain and so it not at risk from damage caused by coastal erosion unlike some of the closer fields. It is therefore wholly unnecessary to remove prime fertile agricultural land from use when so many other farming areas have been lost or changed uses for housing development.

To summarise, the current infrastructure in the area is wholly unsuitable to accommodate the proposed development with no sewage connections, poor power supply and narrow badly maintain lanes. The development has significant potential to cause sewage spillages in the local area, cause even more power cuts for local residents, and create dangerous and extensive traffic issues. The adjacent primary school will be put at risk by the addition of potentially hundreds of strangers in the direct vicinity of the school and will do nothing to assist in easing congestion getting into and out of the lane at school pick up and collection times. The road network in the whole area to the South of the A259 is simply unsuitable for such a development. The development will also see the loss of further prime arable agricultural land that has been farmed for centuries and is part of the historical setting of the area.

National Planning Policy Framework – hot-food takeaways



New government planning policy as part of the NPPF introduced in December 2024 seeks to prevent hot-food takeaways within the vicinity of schools with local planning authorities being advised to refuse applications for new hot-food takeaways that are within walking distance of schools. This is a key part of the NPPF to protect children's health and as a direct result many local authorities have implemented a 400-meter "exclusion zone" around schools for all planning applications for new hot-food takeaways.

The previous beach café, the relocation of which is the subject of the planning application, was self-described as having "hot and cold food and drinks all to take away or sit on outside seating". In this context the relocation of these facilities would also come under the definition of hot-food takeaways and it is therefore wholly inappropriate and indeed in direct contradiction of NPPF Policy to re-site such a facility directly opposite a primary school.

To summarise, the location of a hot-food takeaway adjacent to a school is in direct opposition to the new NPPF to prevent such facilities being established within 400-meters of schools for the purpose of protecting our children's health.

Relocation of existing facilities - business plan

The planning application is based on the premise that this is a relocation of existing facilities, consisting of a beach café, toilets and parking facilities that had suffered from the impacts of coastal erosion, the most significant being the storm of October 2023.

Firstly, the facilities being relocated were substantially smaller than those now proposed and did not include a visitor centre.

Secondly, the once existing beach café, toilets and car park had been in an appalling state for many years and closed since November 2022. A review of Tripadvisor very quickly reveals a story of decline of the original facilities since 2019 that has resulted in a constant stream of appalling reviews since that date with poorly managed toilets and parking in particular.

It is evident that the closure of the original facilities was due at least in part to their poor upkeep and they have been closed long enough for it to be evident that they are not a requirement in this area. To therefore brand this planning application as a "relocation of existing facilities" to a location that is over half a mile away from the beach, has no accessible route to the beach and are significantly larger than the original facilities, now incorporating a visitor centre, outdoor BBQ area and seating, is not an accurate portrayal in this planning application.

The limited car park that remains by the beach continues to be used by those who wish to drive to the beach, and will continue to do so. Those that wish to walk will walk and many of these currently park along the roadsides particularly along Brookpit Lane. These people are not about to pay for parking when there is parking available for free and so the provision of a fee paying car park will only add to the traffic issues rather than alleviate them.

In addition, a new café and drive thru were granted planning permission in 2021 in Climping, located on the grounds of the former Bairds Farm Shop directly onto the A259 and with direct road access to the Beach via Climping Street, making it accessible for both those who wish to have an accessible route to the beach and those who prefer the more rural



walk. This café has ample parking spaces including disabled parking and Electric Vehicle parking and is a popular spot for dog walkers. It is located on the main road (A259), is existing and is not at capacity. In addition it is closer to Climping Beach than the proposed development and with better access. As this café (with toilets) is located a very short distance from the proposed development (less than 300 meters), has parking and is more accessible to the beach, there is no justifiable need for another such business in the vicinity.

To summarise, with both the year on year decline of the previous beach cafe and long standing closure of the aforesaid, coupled with the fact that there is now car parking and cafe facilities in a more accessible and closer location to the beach, it is evident that the business plan for such an establishment is not sufficiently robust to support and justify the wide reaching disruption it will cause in a conservation area, nor is it of benefit to the community sufficiently to justify the departure from the Development Plan or the impact it will have on the setting of listed buildings.

Change of use precursor

The lack of a viable business plan for a site of this nature and the previous poor performance of the previous beach cafe both raise serious questions as to the motives for this planning application. The Baird Farming Partnership who have submitted the application have applied for many planning applications in the Arun area which focus on obtaining Change of Land Use of farming land and on the subsequent development of this land. In the area directly around the proposed development, these applications includes the Change of Use and development of Kents Yard, housing in the grounds of what was a Farm Shop, and the rejected Ryebank Farm caravan park. There is a very real concern that this application is simply the precursor to a similar Change of Use application which will be much easier to obtain via this initial planning step and would likely lead to a housing development, citing the style of large visitor centre proposed to be erected on the site when it does not yield the profits required.

This absolutely cannot be allowed to happen in this conservation area that has stood unchanged for centuries and is some of the last remaining coastal land of this ilk in the area.

The whole Arun area has been subject to extensive and widespread large scale housing development with the land to the North of the A249 close to Brookpit Lane currently the subject of further house building. There is an absolute need to protect and maintain unspoilt areas for the benefit of current and future generations and not progress down a route that will fundamentally undermine this protection and open up the path for future development.

To summarise, the proposed development will make it easier to apply for further Change of Use status and potentially lead to future housing development within this protected area, as demonstrated by many other planning applications submitted by the applicant.

Conclusions



To summarise and conclude our objection to Planning Application CM/34/25/PL:

1. The proposed development of a visitor centre, café, toilets, car parking for 130 cars plus overflow parking, outdoor BBQ and seating area and associated landscaping fundamentally and negatively affects the setting of Listed Buildings and is in breach of the Arun District Councils Development Plan. The proposed development offers very little benefits to the area, and indeed the negative impacts by far outweigh any perceived benefits.
2. The proposed development is in direct contravention of the National Trust restrictive Covenant in force in much of the Climping area and will have a directly negative impact on those areas and residents that reside within this area and have invested significant amounts of money to uphold these covenants.
3. The proposed development is in direct contravention of the requirements of the Arun District Council Heritage Policy, having a significantly negative impact on the setting of Heritage Assets.
4. The Significance of the Heritage Assets in the direct vicinity of the proposed development, and indeed the whole of the protected area itself, will be knowingly and considerably negatively impacted by the proposed development, which is in direct non-compliance with the National Planning Policy Framework.
5. The proposed development will have a hugely detrimental impact on the local habitat and biodiversity by increasing the noise, light, traffic and footfall in this delicate and important conservation area. It will undermine the area as a quiet place for visitors who are seeking a calmer environment than all other areas along this stretch of the coast and for the residents who live in a conservation area for its tranquillity. Furthermore, it will reduce the accessibility to the beach for those with accessibility issues by relocating a car park over half a mile away from a beach with access via a muddy track only.
6. The current infrastructure in the area is wholly unsuitable to accommodate the proposed development with no sewage connections, poor power supply and narrow badly maintain lanes. The development has significant potential to cause sewage spillages in the local area, cause even more power cuts for local residents, and create dangerous and extensive traffic issues. The adjacent primary school will be put at risk by the addition of potentially hundreds of strangers in the direct vicinity of the school and will do nothing to assist in easing congestion getting into and out of the lane at school pick up and collection times. The road network in the whole area to the South of the A259 is simply unsuitable for such a development. The development will also see the loss of further prime arable agricultural land that has been farmed for centuries and is part of the historical setting of the area.
7. The location of a hot-food takeaway adjacent to a school is in direct opposition to the new National Planning Policy Framework to prevent such facilities being established within 400-meters of schools for the purpose of protecting our children's health.
8. With both the year on year decline of the previous beach cafe and long standing closure of the aforesaid, coupled with the fact that there is now car parking and cafe facilities in a more accessible and closer location to the beach, it is evident that the business plan for such an establishment is not sufficiently robust to support and justify the wide reaching disruption it will cause in a conservation area, nor is it of benefit to the



community sufficiently to justify the departure from the Development Plan or the impact it will have on the setting of listed buildings.

9. The proposed planning application and development will make it easier to apply for further Change of Use status and potentially lead to future housing development within this protected area, as demonstrated by many other planning applications submitted by the applicant.

Fundamentally, this planning application contravenes many national and local policies, protections and covenants; it will have a significantly negative impact on the local biodiversity, residents and infrastructure; it will devalue a protected area of huge local and national historical significance with associated listed buildings; it will irreversibly impact the Setting and Significance of Heritage Assets; there is no local or business need for such a facility in the area; it will endanger local primary school children; it will increase the potential for traffic incidents and sewage flooding in the area; it is not a relocation of facilities but formulation of a new and much larger business model which will see the permanent removal of prime agricultural land from use and pave the way for further Change of Use and housing development within the protected Climping Gap area. For these reasons we urge the Case Officer to reject unreservedly this planning application and to help protect for current and future generations this historically valuable and significant protected yet small area.



REP

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From: Abi Field [REDACTED]
Sent: 04 November 2025 10:36
To: Planning <Planning@arun.gov.uk>
Subject: Objection letter to planning application reference CM/34/25/PL

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Dear Sirs

Please find attached a copy of the letter of objection we are submitting in reference to the planning application submitted by the Bairds Farming Partnership CM/34/25/PL.

As residents of a Historical Asset and Listed Building directly impacted by this application, we trust that you will review the objections accordingly. Please do not hesitate to contact me on this email address [REDACTED] or in writing at Kents Farm House (address on the attached letter) if you would like to discuss anything further.

Kind regards

Abi Field
Kents Farm House
Brookpit Lane
Climping