

To:

Amber Willard – Case Officer
The Planning Department
Arun District Council
Maltravers Road
Littlehampton, West Sussex, BN17 5LF

4th November 2025

Email: planning@arun.gov.uk

Reference: Formal Objection: Planning Application CM/34/25/PL. Proposed Visitor Centre, Café and Car Park, Clymping Gap

Dear Ms. Willard,

I write to formally object to the application listed above – Planning Application CM/34/25/PL. Although I am no longer a regular resident, I grew up in Clymping at my late mother's house on Brookpits Lane, BN17 5QU, as such I know and love the area deeply, continuing to visit frequently.

I have seen first-hand how valuable the Clymping Gap remains as one of the last unspoiled stretches of coastline in West Sussex – its tranquility, farmland and biodiversity form part of the community's shared heritage, second to no other area I know.

Key Grounds for Objection

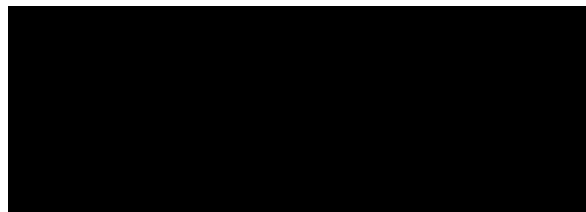
1. **Unsuitable Location and Access:** The proposed site sits on prime agricultural land and is accessed only by a narrow, unlit country lane and a half-mile muddy track. This makes it wholly impractical for families, elderly visitors, or those with limited mobility and entirely unsuitable for beachgoers seeking toilets or quick access. It fails to serve its stated purpose as a 'beach' car park.
2. **Safety and School Proximity:** The proposed car park and café are directly opposite St Mary's Primary School, creating significant safeguarding and traffic dangers. Bringing large numbers of unfamiliar visitors to park beside a small rural school poses unacceptable child safety risks and increases congestion at school drop-off and pick-up times. There is also likely to be a significant increase in pollution risk close to a primary school and young developing brains & bodies.
3. **Environmental and Heritage Impact:** The site lies within the protected Clymping Gap, an area covered by National Trust covenants and conservation designations. The development would destroy valuable farmland, damage biodiversity, and negatively impact nearby Grade II listed buildings such as Kents Farmhouse and my late mothers' house at Kents Dairy Cottages. Light, noise, and litter pollution would undermine the rural setting that residents have preserved for generations.
4. **Lack of Justifiable Need:** There are existing cafés and parking facilities nearby, including those on Clymping Beach, off the A259 and in Clymping Street, which already meet visitor needs without the risk of endangering children or damaging farmland. The claim of 'relocation' does not stand up to scrutiny – this is a substantially larger, new commercial development in an inappropriate location of well recognised outstanding natural beauty and significant scientific interest

Having tried (and failed) to develop the area in multiple ways over multiple decades, the risk of this setting the precedent for development of the farmland and area by the Baird Farming Partnership or others, is not to be underestimated.

In conclusion, the Clymping Gap is unique for its tranquility, heritage and wildlife. This proposal threatens all three, while offering little genuine benefit to the local community.

I respectfully urge Arun District Council to refuse Planning Application CM/34/25/PL and protect this exceptional landscape for current and future generations.

Best



Jonathan Besser

Best, Jonathan

Jonathan Besser
[REDACTED]
[REDACTED]

From: Nicola Oktay <Nicola.Oktay@arun.gov.uk> **On Behalf Of** Planning.Responses

Sent: 06 November 2025 15:18
[REDACTED]

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

Dear Jonathan,

Thank you for your email.

Could I please clarify whether there should be an attachment included with your letter of representation? Your message suggests that there may be one, but I was unable to locate it.

Kind regards,

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965

E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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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	 

[REDACTED]
Sent: 05 November 2025 17:58

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

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

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Dear Ms Willard, Please accept this submission in reference to the Planning Application CM/34/25/PL

Best

Jonathan Besser

Jonathan Besser
[REDACTED]
[REDACTED]

<https://www.arun.gov.uk>

DX 57406 Littlehampton

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