

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

Dear Sir/Madam,

I wish to object to planning application **CM/34/25/PL** on the grounds that the proposed café, toilets, and car park would have a significant and harmful impact on the local area, environment, and residents. I live directly next to the site at **2 Kents Yard, Brookpit Lane**, and wish to raise the following concerns:

1. Unsuitable location

The site is too far from the beach to serve visitors effectively. It was also **not listed as a proposed development site** in the Planning, Design & Access Statement (page 12, Figure 5).

2. Loss of privacy and increased disturbance

The development would sit directly in front of my garden, bringing major increases in noise, traffic, and footfall to what is currently a quiet, semi-rural setting.

3. Highway safety and access

Brookpit Lane and Crookthorn Lane are already congested, particularly during school runs, with limited space for safe passing. The A259 roundabout and Ferry Road junction are hazardous and cannot accommodate more traffic without worsening congestion and accident risk.

4. Parking displacement

If car park charges are introduced, visitors will likely park along the surrounding lanes, blocking access for residents, farm vehicles, and emergency services.

5. Noise and scale of development

A 130-space car park is completely out of scale for this rural area and would generate continuous noise from vehicles and visitors, as well as potential misuse after hours. With 130 car parking spaces, in the event that there were 4 people in each car there could well be 520 people on site on a busy day.

I am concerned as to the opening hours, are evening parties, weddings and other events allowed to be included and is there going to be alcohol licence applied for?

The size, design and scale of the building is far from a beach cafe and could lend itself to many possibilities.

6. Environmental harm

The proposal would remove valuable green space and further damage local ecology, already under pressure from nearby housing developments. Wildlife, including deer regularly seen along the track, would be disturbed by increased lighting and activity.

7. Impact on trees and protected landscape

Established trees could be lost or damaged, and the scheme undermines long-standing National Trust covenants intended to prevent new development between Littlehampton and Elmer. Allowing this would set a dangerous precedent.

8. Conditions and safeguards

If the application is approved despite strong objections, I request conditions to protect neighbouring residents:

- Dense screening and boundary planting to preserve privacy
- Limits on opening hours and secure locking after hours
- No future extensions or additional facilities near residential boundaries

Conclusion

This proposal is inappropriate in location, scale, and character. It would permanently harm the rural setting, environment, and safety of Brookpit Lane. I respectfully urge the Council to **refuse planning application CM/34/25/PL** to protect the peaceful and unique nature of this area.

Thank you for considering my objection.

Yours faithfully,

Josephine Browning

2 Kents Yard, Brookpit Lane Climping, BN17 5QT

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Arun District Council, Civic Centre, Maltravers Rd
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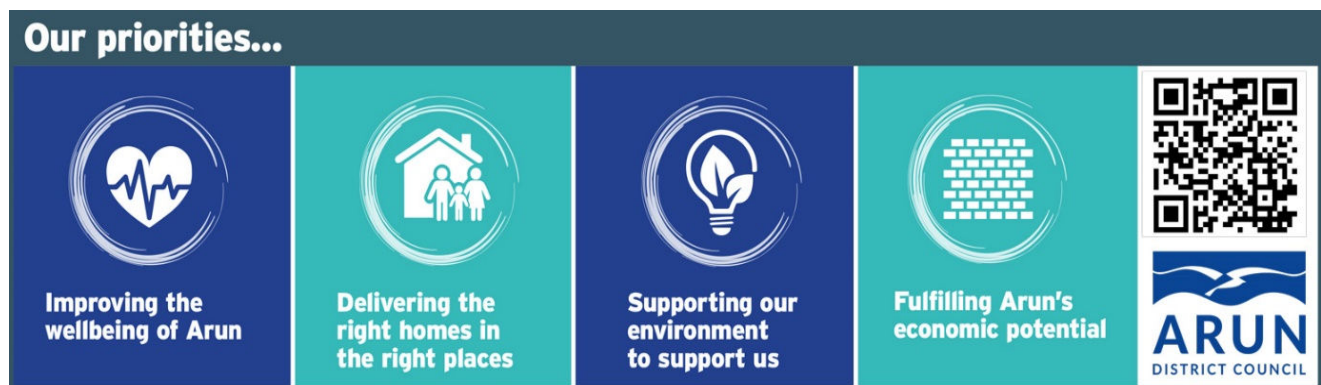
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From: Josephine Browning [REDACTED]
Sent: 22 October 2025 09:36
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: Objection letter

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