

20th October 2025

Hamish Neathercoat
12 Apple Tree Walk
BN17 5QN

Dear Sir/Madam,

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: CM/34/25/PL
Site Address: Land South East of St Marys C of E Primary School Crookthorn Lane Climping
Description of works: Relocation of visitor facilities including car parking, toilets, cafe and ancillary development. This application is a Departure from the Development Plan, may affect the setting of listed buildings and is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 17th October 2025 which has been recorded as an objection with the comments as follows:

OWPC79340

1. this planning application is in conflict with one of the members of the landowner's family who wants to establish a 'wild life corridor' north from Clymping beach into the hinterland that passes through this location.
2. this planning application is in conflict with one of the members of the landowner's family who stated to the Press in 2024 that they propose to allow 250 acres north of Clymping beach to flood to create a 'tidal salt marsh'.
3. this planning application is in conflict with The Environment Agency's plans to allow Clymping beach to 'naturally realign'. How soon will this location be directly affected by further premature coastal erosion, or by a 'tidal salt marsh'?
4. I regularly witness Crookthorn Lane/Brookpits Lane badly obstructed by parked cars and the entrance/exit to this location blocked by cars and coaches dropping off and collecting children from St Mary's Primary School. The extra traffic chaos that this proposed plan would create next to St Mary's Primary School would put everyone in danger on Crookthorn Lane/Brookpits Lane, especially young children and their families. It is also notoriously difficult to enter the A259 roundabout at the northern end of Crookthorn Lane as vehicles from the direction of Littlehampton do not stop before entering the roundabout. Any plan to put more traffic on Crookthorn Lane is totally unacceptable.
5. In the 2024 survey run by Clymping parish council the majority of local residents that responded stated that they do not want any new services/facilities at Clymping beach. Local people want Clymping beach returned to nature (as do The Environment Agency).
6. there is an excellent caf at West Beach with ample parking and facilities. Without proper facilities (especially toilets) day trippers should not be encouraged to visit Clymping beach in larger numbers. I cannot see anyone walking over half a mile back up Bread Lane just to use the loo, so where would they go? There is already considerable evidence of human excreta on Clymping beach/foreshore.

7. This location is too far from Clymping beach to believe that people would want to park here and walk to the beach which is over half a mile away. That is a 15-20 minute walk, depending on how quickly you walk and how much you are carrying. The large number of people who tried to park on the foreshore during 2024 proves that people want to park right next to where they want to be. Most people are not prepared to walk any great distance to the beach, especially if they are carrying heavy bags for their day out at the beach.
8. this planning application cannot be considered to be a 'relocation' unless the applicant is planning to remove all the current buildings located on the foreshore at Clymping beach and move them to this new location. This planning application must therefore be considered nothing more than a new café and car park in a field on otherwise prime agricultural land.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>