

27th October 2025

Peter Hickey
1-2 Kent's Dairy Cottages
Brookpit Lane
1-2 Kent's Dairy Cottages, Brookpit Lane
BN17 5QU

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

Dear Sir/Madam,

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 25th October 2025 which has been recorded as an objection with the comments as follows:

OWPC79461

I would like to object to the proposal for the following reasons :

1. The proposed development would have a negative impact on the listed buildings that make up the historic rural farmstead of Kents Dairy. This small cluster of listed buildings have managed to retain a rural character despite the proximity of the A259. The proposal would significantly affect the visual Impact on the setting when viewed from the surrounding area and would bring additional noise and light pollution, impacting residents enjoyment of their properties.
2. If the owner were to allocate a relatively small portion of the current agricultural land (enough for 20 spaces ?) to provide some free off road parking for the school, this would be sufficient to alleviate traffic congestion at pick up and drop off times and would clearly be beneficial. However, the proposal attempts to combine that need with a large commercial venture which is not beneficial to the school or local community.
3. Provision of parking close to the beach to replace the previous (now defunct) car park would also be of significant benefit to beach users and the community. However, the proposal does not appropriately address that need. The area proposed is too far away from the beach and will not deter beach users from parking along and at the bottom of Climping Street. A free or low cost beach car park off Climping Street, using the traffic route for the original beach car park would instead be highly beneficial to Climping residents as well as beach users.
4. Brookpit Lane, part of the National Cycle Network, is not an appropriate route for the increased traffic which would result from the proposed development for safety reasons; the road is narrow, there is no pavement and the blind turns already cause frequent near collisions, even with the current relatively light traffic.
5. Many users of the proposed cafe are likely to park on Brookpit Lane and Crookthorne to avoid the parking

charges. The current congestion problem with parking on these roads at peak times - which can already be stressful for parents, pedestrians and road users - would not be alleviated, but instead the problem would be extended throughout the opening hours of the cafe/leisure facility.

6. The location is sensitive in terms of proximity to both the school and neighbouring properties given the potential for the car park to become a location for undesirable users and activities overnight. Provision of the 24/7 security arrangements which would be needed would further negatively impact the current rural nature of the area.

7. The small piece of land which constitutes the access point to the proposed development has a Conveyance dated 22/12/1976 as registered under title WSX60950, relating to rights of owners of neighbouring buildings. (I am aware of this because the access point is identified as plot number 1/14 by the Rampion 2 development in communications with those impacted properties named on the above title deed regarding this small area of land, as I understand Rampion were intending to make temporary use of it for access to the upcoming cable works).

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>