

10th November 2025

T Villa
The Cottage
Climping Street
Climping
Littlehampton
BN17 5RG

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 9th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79730

I object to this Planning Application on the following grounds.

This proposal is not a simple relocation of previously existing beach facilities at the end of Climping Street as stated. It is an entirely new development on a much larger scale and with a significantly greater impact on its rural setting.

The approach to the entrance of the proposed car park and cafe is dangerously narrow and close to a bend. There are no established verges or street lighting. Brookpit Lane is already very congested during school drop off and pick up times, with children and adults at risk of being hit by passing vehicles. Even with free parking within the car park at these times, there will be still drivers who need to stay longer at the school but cannot/do not want to pay for parking and so will continue to park along Brookpit Lane. Only double yellow lines will prevent this happening and ensure a safe approach to both the school and the car park.

The proposed opening hours of 07:00 - 20:00 7 days a week are excessive. During winter, a closing time of 20:00 will necessitate external lighting for safety and security reasons. This is a dark sky area and lighting on a site of this scale will cause excessive light pollution and will have a detrimental effect on nearby homes, as well as on the habitat of local wildlife.

There is a risk that the site will be used for anti-social behaviour such as vandalism, drug taking, alcohol consumption etc. With local policing already severely stretched, it will be difficult to prevent these activities taking place on this site.

It is not practical for a car park of this size to be located half a mile from the beach. Visitors, especially those who are less able, will need much closer access to toilet and first aid facilities.

Food waste and packaging from the cafe and home-made picnics are likely to be discarded long the path between the car park and the beach, as it used to be along Climping Street. Who will be responsible for clearing up this waste and preventing vermin issues in the surrounding area?

With a working kitchen, the cafe will produce cooking odours which will be smelt in the surrounding area, as is the case in the residential area next to Bangers cafe and the dementia care home in Climping Street.

Will the existing mains drainage in the area be able to cope with the volume of sewage and foul water from the site toilets, as well as liquid waste from the cafe, released into it on days when the car park and overflow parking area are full?

The proposal to have bbq facilities for public use is a serious fire risk, especially given the proximity of this designated area to nearby listed buildings with thatched roofs.

The proposed development will have a detrimental impact on the lives of people living nearby, as well as on the wildlife habitat and biodiversity in the surrounding rural area. Once permission was given for the nearby dementia care home to be built, it set a dangerous precedent for future large scale commercial development on arable land within the Climping Gap. Increasingly, areas of agricultural land are being used for housing and tourism activities such as campsites, Airbnbs and 'stepping stone' businesses such as dog training areas. With sea erosion to the south and creeping commercial development destroying farmland to the north, there is a very real danger that the Climping Gap will be lost forever. We no longer have any control over the destructive power of the sea but we can still protect the agricultural heritage of the land to the north by preventing further commercial development such as the proposed carpark.

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>