

11th November 2025

Sarah Tyrrell
10 River Road
Littlehampton
BN17 5BN

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 10th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79756

The loss of the carpark at the end of The Street is regrettable but this application is not the way to solve the problem of access to and parking for the beach. Therefore, I object to this planning application on the following grounds:

1. The National Trust has restrictive covenants which prevent building development and permanent parking on land in Clymping south of the A259. This proposal contravenes these covenants.
2. The proposed site is too far from what remains of Clymping Beach to be of much use to people wanting to spend time there. Bread Lane is half a mile of farm track and not easily accessible; not a journey to be undertaken lightly with pushchairs and picnic gear.
3. Whilst the proposed building is not unattractive, it is completely unnecessary in this location. Clymping is well-served with community spaces with the large Village Hall, sports facilities and playpark close by on the A259 and the Church Hall next to St Mary's Church. A new community hall is planned on the housing development on Church Lane.
4. The application states that the site will be open from 7am until 8pm all year round. Lighting of the site and construction vehicles would, in due course be replaced by others servicing the facility for maintenance and rubbish collection. These will completely destroy the present peaceful location.
5. Crookthorn/Brookpit Lane is exactly that: it is a semi-rural lane which allows access to various houses (several of which are listed), St Mary's School and a range of farm buildings. It is quite unsuitable for up to 300 vehicles parking and other traffic associated with building and servicing 'the Visitor Centre'.
6. At present, traffic in the lane is light. In addition, during termtime, there is traffic to St Mary's School. About 50 cars park twice a day for about 30 minutes on the left hand side of the lane from Kent's Farm House and round the corner past the school entrance and Amberley Court. For many years, the school has operated a

voluntary one-way system, entering the lane from Ferry Road and exiting at the roundabout on the A259. This works well. However, many more cars, envisaged by the applicants, even if parked in the car park, will cause many problems.

7. Parking in the new carpark will not be free. Therefore, it must be assumed that some visitors will not want to pay and will park on the side of the lane, causing traffic hazards and congestion.

8. The location of the site immediately adjacent to St Mary's School should be a cause for concern. Isolated and unsupervised public toilets should raise legitimate concerns about child safety.

I write this as an ex-governor of St Mary's School and a long-term and current volunteer there.

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

