

11th November 2025

R Banting
langmead close
Clymping
BN17 5RS

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:

OWPC79757

In 2018 policy SD SP3 was created to protect gaps between settlements, with the area between Littlehampton & Middleton specifically mentioned. It clearly states that development would only be permitted if it maintains the character of the underdeveloped coast & didn't compromise the integrity of the gap. A visitor centre, toilets, caf & 130 car park with overflow field is a development. This proposal is not a relocation of the car park & facilities in Climping Street, as stated in the application. There was never planning permission for a permanent building at the Climping Street car park; only a temporary metal container housing the caf , with no indoor seating.

The government's current agricultural policy states 'In light of the consequences of Russia's illegal invasion of Ukraine for the global economy, which has caused knock on impacts for food supplies as well as spikes in prices, the Strategy will also set out the importance of maintaining & boosting our food security, including plans to strengthen the resilience of our supply chains & boost domestic production to help protect against future economic shocks & crises.' Converting this agricultural land to a visitor centre would directly contradict this policy.

The applicant's family had a caf a few hundred metres from this site but sold it in 2018 claiming it wasn't viable. (CM16/18/PL) There is already a caf within km of this site 'Bangers' plus The Black Horse Pub, which is much nearer the beach. Visitors to the beach are unlikely to walk over a km to use toilet facilities or a caf . Most visitors won't be prepared to carry paraphernalia over 1 km to reach the sea & will continue to park much near, down Bread Lane, particularly if the applicant applies parking charges during the summer months. Therefore, this type of development is unnecessary.

If, unfortunately, this application is approved the council needs to ensure overnight parking is strictly prohibited & impose a similar condition to the development CM/49/22/AG which stated: 'if the purpose of the

site is then altered 'the building must be removed & the land must be restored to its condition before the development took place'

This is because in the past, many buildings & fields owned by the applicant's family have had their usage re-designated & once 'non-agricultural' have gained planning permission for building not normally have deemed acceptable in the Clymping Gap. Examples include:

- CM/6/89 led to (CM/11/07) and CM/15/16/PL and (CM6/20/PL)
- CM/1/08. led to CM/7/17/PL
- CM/1/16/PL led to CM16/18/PL
- CM/12/25/PL not granted lawfulness from 2002 until 2025
- CM16/18/PL 'Visual impact will not be altered' & 'Would not intensify the site visits / will not cause further congestion on the A259' yet is now an entrance for 7 different businesses.

Many piecemeal applications by this applicant (CM/29/19/PD CM/29/18/PL CM/29/01/CLE CM/31/01/CLE CM/2/87 CM/16/04 CM/12/02 CM/26/01/CLE) created a business park south of the A259 which then required a right turn lane from the main road west to reduce traffic congestion & enquiries are now being made for a slip road from the east. In 2024 a major fire at a waste services site was allowed to "burn under control" to avoid pollution to the local environment. Residents near the site had to keep their windows & doors closed 3 days after the fire. This is a concern for residents if large buildings such as this visitor centre continue to be built south of the A259.

This proposal is poorly conceived in terms of its location, purpose & impact. It fails to demonstrate compliance with local planning policy, introduces unnecessary development in the Clymping Gap & poses environmental & social concerns.

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>