

14th November 2025

Julie Robinson
Bilsham Manor
Bilsham Lane
Yapton, Arundel
West Sussex
BN180JX

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 13th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79829

Firstly may I say that I welcome Mr James Baird looking to keep the much loved Climping Beach open and available for visitors as I believe it is not only an important asset to locals but, by drawing visitors from further afield as it always has, it provides an important contribution to the local rural economy.

However, I have legitimate concerns. The proposal is immediately adjacent to a public right of way - Byway 197. I do not see that the proposal has apparently been advertised as potentially affecting a public right of way, and I do not see a statutory consultation from WSCC Public Rights of Way (PROW).

This Byway is one of the very few PROW in the area which is open to local horse riders, as the West Sussex Coastal Plain is known for being very deficient in bridleway provision. Therefore Climping Beach, via Byway 197, is an important and rare place in the local area where local residents who ride can exercise their horses (taking account of local byelaws in relation to the beach). In addition, many riders bring their horses from the wider West Sussex area by vehicle, and park horseboxes and trailers in Crookthorn Lane or by the Byway in order to ride on the beach. It is recognised that Horse riding contributes an enormous amount into local economies especially rural economies and therefore many Councils take steps to ensure horse riding in their area can continue to thrive rather than the opposite.

Whilst all the documentation produced for this application talks about being "inclusive" I do not see anything which recognises that this Byway is regularly used by horse riders, or that the application does anything to

preserve or enhance existing facilities for horse riders (eg. by providing a dedicated place for horsebox & trailer parking). Indeed, with the application only referencing walkers and cyclists I would comment that it appears to demonstrate prejudice against horse riders, who are legal users of the adjacent PROW.

By this proposal increasing the use of Byway 197 as a footpath link for school children to the school (a purpose for which it is not currently used) I am concerned that this could result in a conflict situation with legitimate and legal users of Byway 197, ie horse riders, leading to them being made to feel uncomfortable and unwelcome on the only PROW they have locally where they can legitimately ride. This is also not a footpath or cycle way, it is a Byway Open to All Traffic (BOAT).

Reference is made in this application to the proposed changes along the adjacent stretch of the A259. I would point out that the plans for these changes include a Pegasus crossing point, specifically to enable horse riders to cross the A259 and access Crookthorn Lane and Byway 197.

I would support the proposal if I were not concerned that it would lead to an overall detrimental position for local horse riders. The complete absence of any reference to even the existence of horse riders in the proposal has only exacerbated those 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>