

DECISION NOTICE

Application Ref: CM/34/25/PL

1 To Addressee

Smith Simmonds & Partners
32 North Street
Chichester
PO19 1LX

2 Site Address

Land South East of
St Marys C of E Primary School
Crookthorn Lane
Climping

3 Description of Development

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved documents:
 - Proposed Block Plan - 1642/DP101
 - Proposed Site Plan - 1642/DP102
 - Proposed East and South Elevation - 1642/DP105
 - Proposed North and West Elevation - 1642/DP106
 - Proposed Roof Plan - 142/DP104
 - Proposed Details and Materials for Signage - 1642/DP110
 - Proposed Details and Materials - 1642/DP108
 - Proposed Details and Materials - 1642/DP109
 - Proposed Soil Plan - 1642/DP111

- Soil Management Plan - September 2025
- Landscape Masterplan - DWG-010 P2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development shall take place until a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with WSCC Highways. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:

1. The anticipated number, frequency and types of vehicles used during construction,
2. The method of access and routing of vehicles during construction,
3. The parking of vehicles by site operatives and visitors,
4. The loading and unloading of plant, materials and waste,
5. The storage of plant and materials used in construction of the development,
7. The erection and maintenance of security hoarding,
8. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway including the provision of temporary Traffic Regulation Orders),
9. Details of public engagement both prior to and during construction works.

A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.

Reason: In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise sensitive premises and in the interests of highway safety in accordance with policy D DM1 and QE SP1 of the Arun Local Plan and the NPPF. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by construction staff.

- 4 All activity at the site is to be carried out in strict accordance with the Arboricultural Impact Assessment and Method Statement (Lizard Rep-001 June 2025) Tree protection fencing shall be erected on site prior to commencement of the development.

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a bespoke Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837:2012 and policy ENV DM4 of the Arun Local Plan to ensure retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area. This is required to be pre-commencement to ensure trees are safe prior to construction works.

- 5 Prior to the commencement of the development the developer must advise the Local Planning Authority (in consultation with Southern Water) of the landscaping proposals in proximity of public

apparatus in order to protect it in accordance with Southern Water's guidance.

Reasons: To ensure protection of below ground infrastructure in compliance with policy INF SP1 of the Arun Local Plan. This is required to be pre-commencement so that it can be assessed prior to development starting.

- 6 No development above damp-proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of soft landscaping. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the building, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 7 1. Prior to the commencement of development but after the approval of the Biodiversity Net Gain Plan a 30-year Habitat Management and Monitoring Plan (HMMP) for the provision of a minimum 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be based upon Natural England's Habitat Management and Monitoring Plan Template (HMMPT) and shall include the HMMPT Companion Document and a list of what will form part of the Habitat Management and Monitoring Reports submitted for Part 2 of this condition.

2. From the date of last occupation, or the date that the BNG creation and enhancement works have been completed, whichever is the earliest, a BNG Habitat Management and Monitoring Report must be submitted to and approved in writing by the Local Planning Authority by years 1, 2, 3, 4, 5, 10, 20, 30.

The development shall proceed on the basis of all approved documents and timings as approved under 1. and 2. for the duration of the HMMP.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and policies ENV SP1 and ENV DM5 of the Arun Local Plan. This must be a pre-commencement condition because it relates to the creation and retention of biodiversity net gain in accordance with schedule 7A to the Town and Country Planning Act 1990.

- 8 Prior to the first use of the building hereby approved the existing cafe and toilet block site at Climping Beach, Climping Street and shown on the plan 'Existing and Proposed Location Plan - 1642/DP113' shall be permanently closed.

Reasons: To ensure that the development replaces the existing facility and does not result in an additional building in accordance with policy QE SP1 of the Arun Local Plan.

- 9 No development above damp-proof course (DPC) level shall take place unless and until a detailed colour schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policies D DM1 and D SP1 of the Arun Local Plan.

- 10 No part of the development shall be first occupied until the cycle parking spaces have been

provided in accordance with the approved plan 'Proposed Details and Materials - 1642-DP109 Rev 2'. The spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with policy T SP1 of the Arun Local Plan.

- 11 The development shall not be brought into use until the parking spaces (including EV spaces and chargers) as shown on 'Proposed Site Plan - 1642/DP102' have been provided. The spaces so provided shall be retained in perpetuity.

Reasons: To ensure parking is provided in the interests of amenity and to mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with policy QE DM3(c) of the Arun Local Plan, the Arun Parking Standards SPD and the NPPF.

- 12 If any outdoor lighting is proposed, details shall be submitted to and approved in writing by the Local Planning Authority prior to any part of the new development being first brought into use/occupied.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white with a clear view, no UV, a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species) and policy ENV DM5 of the Arun Local Plan.

- 13 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the (Preliminary Ecological Appraisal -00- PEA 19/06/25), shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with policies ENV SP1 and ENV DM5 of the Arun Local Plan and to allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

- 14 The premises, car park and outdoor areas shall not be open for trade or business except between the hours of 7am to 8pm Monday to Sunday (including Bank holidays).

Reason: To safeguard the amenities of the neighbouring properties in accordance with policies D DM1, QE DM1 and QE DM2 of the Arun Local Plan.

- 15 During term time (Monday to Friday) a specific area of the car park (the six most western rows) will be made available exclusively for school use between the hours of 7am to 8pm as shown on the plan Proposed School Parking - 1642/DP112. This equates to 91 spaces being exclusively available for the school during those times.

The car park will be offered to the parents and school visitors free of charge during term time (Monday to Friday).

Reasons: In the interests of the safety/amenity of nearby residents in accordance with policy QE SP1 of the Arun Local Plan.

- 16 No industrial, commercial or trade goods shall be loaded, unloaded, or otherwise handled and no vehicles shall arrive at or depart from the application site outside the hours of 7am to 8pm Monday to Friday, 8am to 7pm on Saturdays or at any time on Sundays or recognised public holidays.

The applicant should review the Planning Noise Advice Document - Sussex, November 2023: <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19846.pdf&ver=24686>.

Reason: To protect the amenity of local residents in accordance with the policy QE DM1 of the Arun Local Plan.

- 17 The car park will be locked outside of its opening hours between 8pm to 7am Monday to Sunday (including bank holidays).

Reasons: To protect the amenity of local residents in accordance with policy QE DM1 of the Arun Local Plan.

- 18 The building shall be used for a cafe/visitor centre and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any other Statutory Instrument revoking and re-enacting that Order).

Reason: To enable the Local Planning Authority to maintain control in the interests of the amenities in accordance with policies D DM1 and QE DM1 of the Arun Local Plan.

Statutory Biodiversity Gain Plan Condition

- 19 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority, and
2. The planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981 (as amended), with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy

the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Amber Willard
Decision Issued: **4th February 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).