

Steven Chapman
1 Hobbs Cottages
Climping Street
BN17 5RG

Your Ref: OWPC18119
Our Ref: CM/7/18/PL 13-03-2018
Please ask for:
Mrs A Gardner

BN17 5RG

8th May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use of land from agricultural field to 60 No. tent pitches operating from April to October to include 2 No. plumbed screened portable showers, 2 No. plumbed portable toilets, 2 No. screened changing cubicles, 2 No. 2 screened portable chemical toilets with hand wash facilities & washing up/drying area within existing building.

Woodpecker Camping Field Crookthorn Lane Climping

Thank you for your internet representation made on 7th May 2018 which has been recorded as '**an objection**' with the comments as follows:

PART TWO

I am also concerned about the size of the proposed site. The landowner has run the site without permission on bank holidays for the past two years .. a fact that was reported to the council for investigation in 2017 and false statements were made to cover it up. During those periods approx 30 tents were in the field and it was very busy with tents being situated no more than 10 feet from the end of the gardens of 1 and 2 Hobbs cottages. At an average occupancy of 3 persons per tent, 60 tents mean 180 persons will be attempting to use the chemical toilets, showers and washing up facilities. There simply are not enough for that number of people.

During the unauthorised use of the site the landowner allowed campers to have open fires not to cook on as most people use gas for that, but for recreation. As this is not allowed at most campsites most people seemed to take advantage of it which created a huge amount of smoke that drifted around on light wind summer evenings and on multiple occasion we were forced out of the garden into the house because of the smell and smoke from the fires. This is also a ridiculous fire risk in a country environment.

There have been several plans put before the planning committee in recent years for developments in this area and one of the major problems has been the increase in traffic via Climping Street to the beach. In this application the entrance to the site has been placed next to the existing farm shop on the A259 which being a major road can cope with the increase . however there are no safeguards built into this proposal to not open up secondary access points in Climping Street for either cars or for pedestrians and I would certainly like to see some reference to this to stop it happening in the future.

In the application the landowner makes much of the benefit of tourism in the area and gives multiple examples and numerous facts and figures. Of course these are all positive but can a small village like Climping cope with an additional 180 people and 60 cars all walking or driving up and down a road to the beach that has no streetlights and no payment .. and is it safe for those people to do that.

Lastly I should go back to the fact that this site is actually up and running and has been for 2 years .. without permission. The land has been laid to grass and prepared, the pipework has been laid and the building materials are all on site. The TRACTOR SHED that was

approved on this site last year has never seen a tractor yet and will no doubt be the subject of a change of use application in the near future. This applicant has a history of playing the system with no consideration at all to the existing residents of Climping. This campsite is not a bad idea .. but it is the worst possible plan for the two nearby residents and I would urge you to protect the residents and land in the area you represent from this bad plan... and reject it until it is amended with siting changes, health and safety, and access safeguards built in.

Thank You

Steven Chapman

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning