

Tracey Villa
The Cottage
Climping Street
Climping
West Sussex
BN17 5RG

Your Ref: OWPC18164
Our Ref: CM/7/18/PL 13-03-2018
Please ask for:
Mrs A Gardner

10th 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 9th May 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam,

I am writing to object to the scale of the proposed wild campsite on agricultural land, Application Reference CM/7/18/PL.

As the owner of a property situated to the West of the proposed campsite field, I would be directly affected by the additional number of people and vehicles a campsite of this size would bring to the surrounding area. This section of the A259 is already heavily congested during normal working hours and has become increasingly busy during the summer months. My garden backs directly onto this road and runs along Climping Street. I regularly hear and witness traffic and near-miss incidents, especially at the Oystercatcher Junction which has a history of fatal collisions. The A259 where it passes through Climping village is already struggling to cope with the increased traffic levels resulting from nearby large residential developments. A campsite entrance opening directly onto this section of A road will add to these issues. Likewise, any alternative or proposed future entrances to the campsite from Climping Street would lead to additional congestion along what is essentially an unlit, unpaved country lane which is too narrow in places to safely accommodate passing vehicles, and whose 20mph speed limit signs are mostly ignored. This would make Climping Street even more dangerous than it already is for pedestrians and residents driving out of their properties. It is also likely that people staying at the campsite will choose to drive down to the beach instead of walking, which would again increase traffic volume in Climping Street.

Another environmental issue likely to result from the creation of a campsite of this size, is the increase in the already considerable amounts of refuse left in the area by visitors. The residents of Climping Street have to pick up waste deliberately left behind by beach users, as well as rubbish thrown from moving vehicles. Climping Street's weekly domestic refuse collection would not be sufficient to cope with the additional amounts of waste from potentially 240+ campsite residents (60 tentsx4 people)and their dogs.

Of additional concern, is the monitoring of campsite activities during unsociable hours and the risk to nearby homes from the use of bbqs and open fires. Residents at this end of Climping Street already have to live with excessive traffic noise during the daytime. Additional noise and music at night from campsite residents would add to existing levels of noise pollution in the area. The use of bbqs and open fires would also be difficult to

control, and if a fire were to break out, it would spread rapidly through a full campsite towards neighbouring properties, some of which have thatched roofs, especially during the main summer months when crops in the surrounding fields are at their driest before harvest time.

National press articles in recent years have increasingly brought Climbing to the attention of holidaymakers and day trippers. It is a beautiful part of the South coast which visitors have the same right to enjoy as local residents. Unfortunately, many visitors are respectful of neither the village and beach, nor of the people who live here. The existing infrastructure would struggle to cope with the demands that the additional tourism brought to the area by a campsite of this scale, would place on it. The proposal as it stands would therefore only have a detrimental effect on the local environment and on the quality of life of the village residents.

Yours faithfully,

Tracey Villa

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