

BAIRD'S FARM SHOP LTD
CROOKTHORN LANE CLIMPING LITTLEHAMPTON WEST SUSSEX BN17 5SN

09.05.2018

Dear Mrs Gardner,

CM/7/18/PL ADDITIONAL INFORMATION FROM APPLICANT

At the close of consultation I note that my application has no objections from any statutory consultees and is positively supported by the economic and regeneration officer.

As discussed over the telephone, a phase 1 habitat survey will be with you on 14th May 2018.

I note there are two objections from residents and last night I attended the meeting of Climping Parish Council who have objected, with a split committee decision decided by the Chairman using his casting vote.

I thought it would be helpful if I summarised the material points that have been raised to help clarify some misunderstandings;

- No chemical toilets are planned to be sited next to the southern Shower cubicles – both of these toilets will be flushing and attached to the mains sewerage system; as described in the submitted location, block plans and the design and access statement.
- Chemical toilets are to be located in the North Field which is not close to any residential property.
- The capacity of the toilet and washing and grey water facilities have been arrived at through discussions with the EHO site licensing officer in accordance with Environmental Health guidelines.
- This site had operated during 2017 under the GDPO 28 days allowance (and in 2016 in an adjacent field). This has been verified with Mrs L Coney, Enforcement Officer for Arun District Council.
- ADC EHO has confirmed no complaints have been received from local residents during the 2 prior years; for noise, smoke or any matter.
- Only raised barbeques will be allowed in the camping field – no open fires is specifically stated in the application. The prevailing wind is from the south west pushing bbq odour away to the north east across the adjacent farmland.
- Rough areas of rugged grass around the perimeter have deliberately been left as a buffer for the benefit of wildlife and to increase the distance of campers in the South field with nearby residents.
- No vehicle traffic access is planned via Climping Street, all access will be directly from the A259 through the existing entrance, as per all submitted plans and statements.
- Loss of agricultural land; This is a seasonal use of land application, the land under the activity will remain undisturbed and will revert back during the winter months; we are

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not aware of any previously developed sites that are locally available to accommodate this use.

- Density; 60 pitches can be accommodated within the site and accords with the licensing density requirements and makes an efficient use of the land; these have been applied for to help satisfy identified demand following the closure of the nearby Daisyfields Camping site and from enquiries made to us on pitchup website over the last 3 years.
- The Parish Council Chairman confirmed that the proposed use is supported by the Climping Neighbourhood Plan for low key sustainable tourist accommodation; there are no other conflicts with the CNP.
- In our experience not all 60 pitches would be arriving or leaving at the same time, as in our experience, campers arrived and left at different times over several days. For clarity the facilities have been calculated to accommodate a maximum of 6 persons per pitch.
- The site will be pet friendly, all dogs will be on leads and supervised at all times. The site has superb access to the local footpath network and the area is already popular with dog walkers and is well serviced with ADC bins for waste. The local Pubs welcome dogs and provide facilities for them; allowing dogs will benefit the local economy.
- Anti-social behaviour will not be tolerated and is extremely uncommon with people who are seeking quiet, informal recreation; there have been no recorded incidences nor complaints in the previous two seasons.

If you require any further information or clarity on any issues, please contact me directly.

Kind regards,

Alison Baird

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