



Climping Parish Council
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Your Ref: OWQC18186
Our Ref: CM/7/18/PL
Please ask for:
Mrs A Gardner

14th 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 comments made on 10th May 2018 which has been recorded as **'an objection'** with the comments as follows:

Clymping Parish Council objects to the application for the following reasons:

- 1. The application is a loss of agricultural land within the Littlehampton to Middleton gap between settlements which contributes both to the sustainability and character of the area.*
- 2. The scale of the proposed camping site is too large: the development caters for up to 60 tents and potentially up to 300 people.*
- 3. The size of the site means the site boundaries are in close proximity to neighbouring properties and their quiet enjoyment of the amenity of the area will be adversely affected.*
- 4. The change of use with tents, cars parked alongside tents and various cubicles for showers and toilets is not visually in keeping with the open character of the countryside.*
- 5. Council is concerned by the following:*
 - The high potential ratio of the number of visitors to limited toilet and shower facilities.*
 - The impact of noise from the camp site on the local community*
 - The impact of smoke from barbeques and open fires on the local community*
 - The hazard from open fires*
 - The traffic hazard created by additional vehicles turning on to and from the A259 (the application allows for 60 vehicles).*
 - The absence in the application documents of site specific management policies to limit the adverse impact of the site on the local community e.g. type and size of tent per pitch, age or group type restriction, restriction on noise after 10pm and overnight, camp fires, pets, restriction on arrival times so that tents are not being erected overnight, safety procedures, staff on site or on-call.*

6. For reasons given above the application is contrary to the Clymping Neighbourhood Plan Policies CPN 10 and CPN 5:

*Policy CPN 10 Protection of high grade Agricultural Land:
Development will not be permitted on the best and most versatile agricultural land, defined for the purposes of this policy as land graded 1, 2 or 3A in the national farmland grading scheme unless special circumstances can be demonstrated which may include there is an overriding need for the development in the proposed location and development on the site is demonstrated as the most sustainable option
the development conforms to other statutory national and local planning policies*

*Policy CPN 5 Support and Promote Recreation and Tourism:
Proposals for small scale recreational and tourism facilities or small scale improvements to recreational and tourism facilities will be supported provided that:
the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area and complies with the Clymping Character Assessment; and
the design and materials are in keeping with the local style and reinforce local distinctiveness and a strong sense of place and comply with the Clymping Character Assessment; and
the traffic impact is acceptable in terms of highway safety and the living conditions of residents;
the proposal preserves the open character of the Gap Between Settlement and as a minimum is not detrimental to the Green Infrastructure Network; and
the proposal complies with other policies in this Neighbourhood Plan.*

*7. Council also feels this is contrary to the Arun Local Plan emerging policy TOU DM1
When assessing proposals for visitor attractions, facilities or accommodation outside of the Built Up Area Boundary these will generally be expected to be small-scale and relate to quiet, informal recreation and enjoyment of Arun's countryside.*

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 to 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

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning