

20th May 2025

Caroline James
14 Robin Close
Robin Close
Littlehampton
BN17 7GR

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: LU/72/25/OUT
Site Address: Land to the West of New Courtwick Lane Wick BN17 7RZ
Description of works: Hybrid Planning Application comprising of the following: 1) - Outline application with all matters reserved (except access) for Phase 2 (West of Site) comprising development of approximately 8,800sqm GIA Light Industrial/Storage and Distribution (Use Class E(g)(iii) / B8), and 2) - Full Application for Phase 1 (East of the Site) for a food store (Use Class E(a)), 2 No. Drive-Thru food/beverage units (Sui Generis) with revised vehicular access, associated parking and landscaping. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable.

Thank you for your internet representation made on 19th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76608

The proposed development of this existing commercial site is unacceptable. Whilst commercial use is expected this application specifically refers to the inclusion of a supermarket and two drive through outlets. The residential development of the north Littlehampton area has increased road traffic immeasurably and even the advent of the new Lyminster bypass does not alleviate the local traffic relevant to this proposed development. Encouraging further traffic to this location is ludicrous, particularly when driving is a necessity to access the core proposed outlets. Driving to the site will inevitably negatively impact local residents and through traffic users. There is a one way system exiting New Courtwick Lane onto the A259, pushing traffic back to the Morrisons roundabout, already heavily congested. The alternative is to use the narrow Courtwick Lane, where there is already necessary residential parking in the lane. This lane is far from suitable for the anticipated increase in traffic day and night, including heavy goods vehicles. Coupled with the Minster Court application, already approved, double yellow lines into Goldcrest Avenue are approved, that have never been necessary for over 30 years of me living in the area. The existing commercial units have insufficient parking, as workers park near to Goldcrest Avenue. Double yellow lines and less parking in Minster Court will only exacerbate an existing traffic and parking issue, without even considering this particular application. There will inevitably be more restrictions coming. Morrisons supermarket has seen the closure of various departments, as they are not profitable, so having another supermarket on the doorstep is unlikely to increase long term job

opportunities. Morrisons will simply close. There are already multiple supermarkets locally (including Aldi) and drive throughs, so proposing this type of commercial use is tired and lazy, particularly when there are so many more inspiring opportunities that deliver more than minimum wage jobs. There are precious few bus services into this area, despite the application stating good public transport links. They also do not run on Sundays, or evenings (number 9). So reliant on the 701 and 500. The bike route (dog walk) is a no go area after dark and I guarantee any workers will be driving and needing to park at the site, where there will be limited overall parking. This means residential areas will become public parking to the detriment of genuine residents and visitors. The Wick area and these access lanes are already blighted by fly tipping and general littering. What provision is being made to keep the area free of this, which the outlets highlighted will only add to? The application does nothing to address the social issues Wick faces. Indeed this development will regrettably result in further anti social activity. I would recommend anyone considering this application read the Arun District Council mission statement, readily available on line. This application simply doesn't support that vision.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>