

27th May 2025

Matthew Price
47 Ernest fitches way
Littlehampton
West Sussex
BN17 7EP

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 27th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76812

We write to formally OBJECT to both phases of the above hybrid planning application.

As residents of Ernest Fitches Way, Littlehampton we will be adversely affected by these proposals. Thus both financially and, most importantly, from a quality of life perspective.

We will deal with our objections on a Phase by Phase basis.

Phase 1 - Aldi store; Costa and McDonalds drive thru.

Our objections are:

- 1) The congestion on the A259 eastwards from the Kingley Gate traffic lights to Morrisons particularly at peak hours and busy weekends is already severe. This proposal will just exacerbate this situation adding to excessive congestion; travel delays; noise and pollution.
- 2) The transport study has been conducted by the applicants at a favourable time of the day and day of the

week to support the developers quest for approval. The figures produced and the impact statements appear dramatically understated, particularly with regard to the additional vehicle movements to McDonalds and Aldi at peak demand times for these facilities. This study needs to be challenged and possibly recommissioned at peak times of use for these establishments and should include real vehicle movements measurements at both McDonalds Lyminster and Aldi at Rustington to underpin the impact statements.

3) Wick, and the barricaded element of Henry Lock Way already suffers from antisocial behaviour from youths. Many are under age riding noisy mopeds or motorbike of an evening creating a disturbance for residential properties in this road and Ernest Fitches Way. The presence of a McDonalds and, to a lesser extent a Costa on this site will only act as a magnet to these individuals and make the situation intolerable for local householders and ourselves.

4) The A259 is already somewhat of a racetrack/rat run at night for "Chavvy boy racer individuals", who run cars and motorbikes with straight through or cat back exhausts and dump values. Once again, the presence of these drive through units will just act as a new meeting venue in their travels. With the consequential revving of engines and, worse still, the drifting of cars through the main service road and round the planned Phase II industrial estate circular access road.

Vehicle drifting is already an issue on long established Wick Industrial Estate south of the A259. If this were to shift to the proposed site due to the presence of the drive thru's, it would be disastrous for local residents and deprive them of sleep and the quiet enjoyment of their properties.

5) The presence of McDonalds will cause additional littering in and around the site with discarded boxes, cartons and wrappers. This will invariably be most evident along the roads and pathways it the A259; New Coutwick Lane; Courtwick Lane; Henry Lock Way and Ernest Fitches Way.

6) Planning restrictions, if planning shall be granted, should be put in place to restrict both the operating hours of the drive thru units and the Aldi supermarket plus the hours within which they can receive deliveries. 24/7 operations and/or deliveries would be untenable for all residential occupants adjoining the site.

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>