

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:

OWPC76813

Phase II

Our overriding objections to this proposal are two-fold.

1) This site due to it being abutted by properties on Ernest Fitches Way; Henry Locke Way and to a lesser extent Kingfisher Drive, to the north of Courtwick Lane lends itself to residential development not commercial.

There is already an industrial estate in Wick south of the A259 with numerous vacant units which could fulfil any commercial requirements, if any, within the local proximity.

2) The applicants by applying for Outline planning permission for Phase II, without a detailed application, are endeavouring to brush numerous deep concerns of the residents of Ernest Fitches Way 'under the mat'. We say this because:

1) No firm details have been given of the height and mass of the units that are proposed to be erected directly behind the residential properties in Ernest Fitches Way. In particular what will this mean in terms of:

A) Deprivation of the current rural outlook and distant vistas from these properties as the initial consultation inferred they would be at least, if not higher, than most two storey properties in Ernest Fitches Way. This, in our personal opinion would be overpoweringly high, intrusive and detrimental to our mental health and well being. It would also be detrimental to our property's value and also our financial well being as a property owner.

B) Notwithstanding that the proposed units are proposed to be set back 15 metres from the boundaries of the abutting properties on Ernest Fitches Way, no consideration has been given for the loss of light in the mornings in the gardens and rear windows of these properties due to the height and mass of the proposed industrial that a "continuous building form along the western boundary will not attenuate the lighting impacts nor noise impacts from light industrial use" when there are no hard facts to substantiate this. We say this because:

A) No detailed right to light studies have been conducted by an external surveyor. We would also contest that a continuous building form definitely does exacerbate the loss of light for properties backing onto the development in Ernest Fitches Way contrary to the applicant's assertions.

B) the noise studies purely focused on forklift noise from deliveries and very conveniently white washed the following:

i) Nature of use of the buildings to be occupied in Phase II and noise emissions arising from within due to the occupant's activities therein

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>