

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:

OWPC76814

ii) Noise emanating from delivery or distribution trucks;

iii) Proposed restrictions on operating hours (if any) in terms of hours and days or the week by any light industrial, storage and/or retail counters e.g. the likes of Screwfix or Toolstation as this could have a major impact on residents.

iv) The noise emanating from customer movements and their vehicles at these units. This should be considered in conjunction with iii) above as if Screwfix for example were to occupy any of these units then they typically open 7am until 8pm Monday to Friday; Saturdays 7am until 6pm and Sundays 10 am until 4pm thus giving little respite for residents and potentially disturbing sleep patterns of shift workers of which we are two.

V) No assessment has been made of the light pollution and intrusion affect upon the bedroom windows of those properties in Ernest Fitches Way abutting the Phase II site; whether this be from street lighting; security lighting or vehicular movements.

VI) What restrictions, if any, are to be imposed to limit overnight access to the Phase II site by the antisocial element of joyriders; drifters and youths over spilling from the drive thru establishments. If speed humps are to be considered, these should not be considered the panacea. While these may curb drifters at night, they would only serve to increase noise pollution from the site during normal operating hours as vehicles travel over them. Thus that should not be an acceptable solution.

C) The design aspects of the units in terms of roofs and walls in order to mitigate the visual eyesore impact upon those properties abutting Phase II in Ernest Fitches Way should be much more specific. The inference that perhaps softer materials such as wooden cladding could be used on some walls is simply not robust enough. It should be a clear condition from the outset that wooden cladding to the walls and living roofs should be installed to restore some of the lost greenery and lost habitats and whilst reducing the harshness of the mass of the units if planning is deemed appropriate.

Overall we believe this hybrid planning application should be declined. The applicants should not be allowed to progress with either site until full and detailed planning permission is sought for both phases with fully detailed and more representative studies in numerous key areas as outlined above.

Yours faithfully,

Mr Matthew J Price

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>