

27th May 2025

Littlehampton Town Council
Laura Chrysostomou
Manor House
Church Street
Littlehampton, W Sussex
BN17 5EW

Case Officer: Mr S Davis
Telephone: 01903 737874
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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:

OWPC76817

This application was considered by the Littlehampton Town Council's Planning and Transportation Committee on Monday 19 May 2025. The committee objected to the application, an extract of the minutes of the meeting is set out below:

8.2.1. Planning Application Reference LU/72/25/OUT - Land to the West of New Courtwick Road

8.2.1.1. The application proposed the phased redevelopment of the vacant industrial area to the west of New Courtwick Road to provide a food store, fast-food outlets, and light industrial Units. The Committee proceeded to consider the application in more detail and had concerns about the potential impact of the proposals on the residential amenity of the nearby housing estates particularly regarding traffic congestion. In the absence of comments from the Highways Authority, it was considered that the applicant had underestimated the impact of the increased traffic on the surrounding highways network. Not only did the proposal appear to rely on the operation Lyminster Bypass to manage traffic in the area, but it did also appear not to have fully considered that New Courtwick Lane was a well-known short cut frequently used to avoid congestion at the Morrisons roundabout.

8.2.1.2. On this latter point, it was considered that the applicant could do more to ensure that residents' access to New Courtwick Lane was maintained, e.g. by implementing residents' only signage. Regarding the junction with the A259, the left turn only for traffic exiting the site was thought to add pressure to the already frequently congested Morrisons roundabout. It was also observed that even though there were cycle lane improvements, the safety of cyclists was at risk as it appeared that they would be able to cross both lanes of the busy A259 including the junction that provided access to the site for traffic travelling from the east. Finally, observing that the speed limit on the A259 remained unchanged at 60 mph, Members felt this should also be reviewed with a view to reducing it for reasons of highway safety.

8.2.1.3. Regarding the layout of the site itself, Members considered that the delivery area for the food store needed to be reviewed because of its proximity to Millfield Court. In its current position, it was felt that resident's amenity would be adversely affected by the delivery operation particularly in terms of noise and the hours of operation.

8.2.1.4. Whilst not opposed to the redevelopment of the site, which had been derelict for some time, Members were of the same mind as the District Council's Economic Development Team when it came to the implications for the existing thriving retail outlets located nearby in Wick and Wick Parade and supported their suggestions to mitigate the impact of this proposal should it be approved. Overall, the Committee could not support the proposal in its current format and considered that the applicant needed to give more thought to the impact on the highways network, the residential amenity of those living in the nearby housing estates in terms of congestion, noise and pollution and mitigation for the nearby retail area in Wick.

The Committee therefore resolved:

To object to the application and that its comments as set out in minutes 8.2.1.1 to 8.2.1.4. above be forwarded to Arun District Council.

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 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.

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>