

Emma Thayre, director of Kingley Gate Management Company Ltd
72 Benjamin Gray Drive,
Littlehampton
West Sussex
BN177FA

30th May 2025

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 30th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76908

Objection made on behalf of Kingley Gate Management Company and personally. Area does need to be developed but not in the way designed. Concerns: - Increased traffic in already very congested area. Both roundabouts high traffic at peak or incidents/roadworks. Attention needed to the impact of future extensive works nearby.

- KGMCL residents only have 1 route to estate for 630 units. Access will be even harder. Consider improving access in Courtwick Lane for residents only paid for by developers. We also strongly feel the council should now seriously review their decision not to adopt the roads within Kingley Gate, an unadopted estate that residents pay for to upkeep and maintain ourselves. We do not receive any contribution from council. This may be impacted if increase in people accessing the estate, especially given we pay for the maintenance of roads and areas that are accessed by the public to attend the Rugby Club without contribution.

- Visitors could use the roads within the Kingley Gate to park when going to work, shop or eat - adding costs to residents who are paying service charges. If we tried to make the estate "residents only", KGMCL would have to pay costs of that.

- Not enough public parking proposed and we have seen huge backup of traffic parking / waiting for a drive-thru in both Crossbush and Shripney Road McDonalds. We would suggest not granting permission for a drive-thru at all - just a simple eat-in restaurant. - Proposed boundary may have been incorrectly mapped. There is

a boundary line built by the developers of Kingley Gate which is visible in the scrub behind the houses in Ernest Fitches Way and has not been included. - Residents have not had their rights of light properly surveyed. A proper right of light assessment needs undertaking to ensure no adverse impact.

- Noise levels in the roads adjacent to the industrial units should be properly considered - including distribution trucks and late hours of operation of retail units. Morrisons regularly take deliveries overnight and this would be closer to a residential area.

- Anti-social behaviour rife within the estate may worsen with an increase in the volume of people visiting the area socially to eat and shop.

If permission is granted please:

- Work with KGMCL to adopt the roads and estate common areas or providing a regular contribution to the accounts of KGMCL to repair the roads, clean the public spaces and deal with any anti-social behaviour / parking in our areas.

- Amend the road layout to allow for people to turn right to alleviate traffic at the Morrisons roundabout.

- Improve Courtwick Lane to create a "residents only" second access to Kingley Gate that would alleviate the pressure on residents accessing the development from a very busy A259 entrance.

- Create a 'residents only' parking scheme paid for by the developer or the council along roads which may be used as parking for the retail units or their employees.

- Restrict hours of operation so that they are not accessible 24/7.

- Conduct full right of light survey for adjacent homes before deciding on building elevation/placement.

- Review the boundary line and correct KGMCL boundary.

- Apply for full permission covering Phase 2 now - properly scoped.

Overall, applicants should not be allowed to progress until design is revisited and full and detailed permission is sought for both.

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>