

2nd June 2025

Amy Kruger
41 Ernest Fitches Way
Littlehampton
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 30th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76919

Having lived adjacent to the phase 2 portion of the proposed site I have concerns regarding the impact on the wildlife in this area of outstanding natural beauty as we often see many different species of birds and reptiles in this area. There are currently 3 industrial unit areas within an immediate 1 mile radius that are frequently vacant and disused therefore do not understand the need for further potential empty units. There are 3 large supermarkets and 1 local supermarket within a 1 mile radius of the site. There is already an existing Aldi supermarket 2 miles away from the site. This site is coming off of a single carriage way road which is likely to become exceedingly congested. Finally, as a new first time home owner it saddens me that every last bit of green space locally is being developed on and that leaves no space left for wildlife and children. I look out onto that bit of green space from my house and it helps me destress after a long day at work as a nurse as it is peaceful listening to the birds. I have concerns regarding the noise and dust of the proposed build and the impact this may have on my house price. I also have concerns regarding the noise levels of the proposed light industrial units if they are built. In conclusions, I believe this proposal is going to impact negatively, not only to the houses adjacent to the site, but the neighbourhood as a whole due to the impact of the congestion on the roads and destroying another natural green space in this area of outstanding natural beauty.

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>