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13th June 2025

Louise Dudman  
17 Gloucester Road  
BN17 7BT

**Case Officer:** Emma Sheppard

**Telephone:**

**Email:** [emma.sheppard@arun.gov.uk](mailto:emma.sheppard@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: LU/93/25/PL  
Site Address: Units 5-7 Watersmead Business Park Norway Lane/Worthing Road Littlehampton BN17 6LS  
Description of works: Part demolition, conversion, refurbishment and re-elevation of Units 5 and 6 and construction of retail (food and non-food), leisure and food & beverage units (Use Class E), together with associated car parking, access, loading areas, landscaping and associated works. This application is in CIL Zone 2 and is CIL Liable.

Thank you for your internet representation made on 11th June 2025 which has been recorded as an objection with the comments as follows:

OWPC77117

I wish to formally object to the proposed retail park development on the following grounds:

**Oversaturation of Retail Space:**

There are already numerous retail parks and supermarkets within a reasonable distance of the proposed site. The addition of another retail development appears redundant and risks diluting footfall even further from existing commercial areas.

**Decline of Traditional Retail Footfall:**

The planning proposal fails to acknowledge broader retail trends, particularly the sustained decline in in-person shopping due to the rise of digital and online purchasing. Increasing the volume of physical retail units without clear demand is economically and socially short-sighted.

**Environmental and Traffic Impact:**

Retail parks are car-centric by design, encouraging more private vehicle journeys. This directly contradicts sustainable development goals and is likely to increase congestion and pollution in the area. The environmental impact- especially with no proposed mitigations- cannot be ignored.

**Neglect of the Town Centre/High Street:**

The local high street is visibly struggling, with numerous empty units and a lack of diverse, curated retail offerings. The current trend of repetitive outlets (e.g., nail bars, barber shops) indicates a lack of strategic planning or active curation. Rather than investing in a new retail park, there should be greater focus on

rejuvenating the existing high street, which is walkable and accessible via public transport, including the nearby station.

**Missed Opportunity for Sustainable Urban Development:**

A more community-oriented and sustainable approach would be to incentivise businesses to occupy existing empty units in the town centre. This would support local economies, reduce car dependency, and help restore civic pride in the local high street.

In light of the above, I strongly urge the planning committee to reconsider the approval of this development and instead focus efforts on revitalising and supporting the infrastructure we already have.

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](mailto: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>