Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/04/2025 9:29 PM from Mrs Luisa Hinchliff.

Application Summary

Address:	Oaklands Business Centre 64 - 68 Elm Grove Worthing West Sussex
Proposal:	Application to Vary Condition 4 (hours of business) of previously approved WB/771/86 to state: The use hereby permitted shall take place between the hours of 08.00 and 22.00 on Monday to Friday and between the hours of 10.00 and 18.30 on Saturdays and Sundays and not at any time on Bank or Public Holidays. (Condition 4 of WB/771/86 currently reads: The use hereby permitted shall not be operated on Sundays or Public Holidays or at any time otherwise than between the hours of 8.00am to 6pm on Mondays to Fridays and 8.00am to 1.00pm on Saturdays.) Machinery shall be operated, processes shall be carried out and deliveries shall be taken at or dispatched from the site only between the hours of 08.00 and 18.30 on Monday to Friday, and not at any time on Saturday or Sundays or on Bank or Public Holidays.|cr||cr|ORIGINAL DESCRIPTION: Change of use from dairy to light industrial units with ancillary office accommodation at first floor level.
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Mrs Luisa Hinchliff
Address:	49 The Drive, Worthing, West Sussex BN11 5LN

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment - Privacy Light and Noise
Comments:	This site exists in a deeply residential area. Elm Grove Primary is 400 feet away - young families move to the area to be in the tiny catchment around this small school in order to embed themselves in the thriving community life that surrounds it. Families stay for generations after, and I see people young and old going about daily life in these Victorian terraces that have served families for nearly 200 years. The housing stock invariably consists of small back bedrooms backing on to the

gardens, great for children, or those looking to be away from road noise (light sleepers, shift workers etc). Any change to operating hours beyond 6pm would have a great impact on those living within the vicinity of the site. Numerous families will begin their night time wind down as operations continue, and disturbed sleep for elderly neighbours is a concern.
Weekend operations will not only create noise disturbance, but the gardens in the area are all relatively uniformly of low walls, and occasional fencing, so there is little to dim any noise / light issues that come with increased operation. There risks being a privacy issues for families intending to enjoy use of their gardens.
Extended hours will inevitably mean an increase in numbers of workers on the site - has any consideration been taken towards the proximity to a school site? Increased traffic increases traffic hazard risks - numerous families walk given the small catchment, and with after schools clubs at the school and nearby Worthing Musical Comedy Society, increased traffic in this area in the evening would not just create noise, but have a negative impact on those trusting quiet roads as a safe place for children to journey.
There is no need to develop this site with increased hours of operation, either on a weekday or into the weekend, when residents appreciate the quiet suburban character of the area. Has consideration already been made to the impact on the local churches by operating on Sundays? These are quiet roads with high levels of road parking due to a lack of adequate parking from the low number of driveways.
There are numerous sites within Worthing that are built with the purpose of, and dedicated to, operating longer hours, into the night, or across the weekend. These sites are not found in deeply residential areas (as Oaklands Business Centre is), and are built to allow for minimal impact from noise and late with extended operating hours (by not having residents located within feet of the site, as exists here). If there are businesses located within the centre that are looking to increase operating hours, they would not have to extend a search far to find a suitable site within Worthing. If this is a speculative application to attract new business, again, the owner ought to consider sites more suitably set up to cater for extended hours. There is no immediate call or necessity to over develop this site in a quiet residential area, when so many other opportunities exist within the local radius.
There is previous planning record of refusal to extend hours on this site, and complaints have previously been upheld for noise.
There is no obvious justification for the extension of operating hours, as there are no benefits, or even neutral adjustments, to residents in the area. An extension of hours can only bring about a detrimental impact, with no clear benefit, not just to adjacent neighbours, but to all those whose gardens will back onto the ensuing noise of later (and weekend) operations, and those used to quieter roads outside of 'standard' working hours.