

Dear Sir/Madam,

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

Comments were submitted at 15/10/2025 11:25 PM from Mr Louis Kidd.

Application Summary

Address:	Lyons Farm Retail Park Lyons Way Worthing West Sussex
Proposal:	Erection of a new retail unit (Class E).
Case Officer:	Louise Prew

[Click for further information](#)

Customer Details

Name:	Mr Louis Kidd
Email:	
Address:	152 Upper Brighton Road Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Louis Kidd 152 Upper Brighton Road BN14 9JL 15/10/2025 Development Management Adur & Worthing Councils Planning Department Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA Application Ref: AWDM/1270/25 Proposal: Erection of new retail unit (Class E) Location: Lyons Farm Retail Path Lyons Way.

Dear Sir / Madam,

Representation / Objection to Planning Application AWD/1270/25

I am writing to object to the above planning proposal on the grounds that it will materially harm the residential amenity, privacy, and highway safety of properties opposite the site, including mine. My objections are as follows:

1. Loss of Privacy, Overlooking & Residential Amenity

The proposed design (as currently submitted) includes windows or a facade facing directly across the road toward existing homes, where no such direct outlook currently exists. This will result in increased overlooking, a loss of privacy, and a significant change to the relationship between the commercial building and nearby residences.

The development will increase the perception of being overlooked, especially where high frame glazing is used. This is a valid planning consideration under "overlooking, loss of privacy and light." According to Adur & Worthing Councils

I request that any windows facing residential properties be either omitted or replaced with opaque or non-transparent glazing, or that screening (e.g. landscaping, vertical fins) be applied to reduce direct lines of sight into private homes.

2. Traffic, Congestion & Highway Safety

The junction outside my house is already heavily congested, especially following the recent Lidl development. The addition of another retail unit will further exacerbate queuing, turning movements, and traffic conflict, especially during peak times.

Customer parking, and service movements might spill into surrounding residential streets, further weakening safety and convenience.

The proposal should be supported by a robust traffic impact assessment, demonstrating capacity, safe vehicular movements, and mitigation measures (e.g. turning radii, access layout, management of peak delivery times).

If the highways authority has not fully assessed the cumulative impacts of the existing retail park + Lidl + this addition, then the application is incomplete in that respect.

3. Noise, Disturbance, Light & Other Nuisance

A retail unit brings additional noise from customers, servicing activity, deliveries, and mechanical plants (e.g. ventilation, refrigeration). Given the proximity to homes across the road, this is a real risk of harm to residents' amenity.

The Council's "Noise and Planning" policy requires proposals to avoid "significant adverse impacts on health and the quality of life." According to Adur & Worthing Councils

External lighting, especially at dusk or night, may cause light intrusion into windows, and car headlights or car park lighting might shine directly into residential properties. The design must ensure well-directed, shielded lighting and minimize light spill onto homes.

Hours of operation should be limited (particularly early morning or late evening) to reduce disturbance.

4. Cumulative Impact & Change in Character

This is not an isolated development but an addition to an existing retail park. The cumulative intensification of commercial activity on this frontage is a material change. While existing units do not face residential properties, this new unit changes the dynamic and introduces conflict between commercial and residential uses. The council must consider the combined effect of prior developments (such as Lidl) and this proposal on the amenity and character of the area.

5. Suggested Mitigation / Conditions (if permitted)

If the council is minded to grant permission, I strongly urge that the following conditions be imposed (or the scheme revised) to protect residential amenity:

No windows or transparent glazing facing residential properties; or use of obscured/opaque glazing.

Landscaping or screening (trees, vertical louvres) to block direct views between the new building and houses.

A lighting scheme that ensures no direct light spill onto homes (use of shielding, downward directional lighting).

A comprehensive traffic / access management plan to limit disruption, enforce directional movements, prevent over-spill parking, and manage peak flow.

A noise mitigation plan (plant noise limits, acoustic barriers if needed) to ensure no significant adverse impact on nearby residences.

If necessary, a requirement for a post-completion verification (noise test, light levels) to confirm compliance.

I respectfully request that the council either refuse this application in its current form or require significant amendments to safeguard the residential amenity of nearby properties. I also ask that my objections be taken into account in the decision, and that I be notified of any planning committee meeting at which this application is considered.

Thank you for considering my observations.

Yours faithfully,

Louis Kidd
