

19th May 2025

David Robertson Goodwin Ballantyne
35 Goldcrest Avenue
Wick
BN17 7GQ

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 18th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76570

As I have previously stated to councillor Michael Northeast:-

1/ New Courtwick Lane and Courtwick Lane, even now, is used as a rat run to get to the A284 Lyminster Road from the A259 when traffic congestion at the Morrisons roundabout tails back. This happens more than frequently. Naturally, rather than face this bottleneck, customers will use New Courtwick Lane and Courtwick Lane to exit the supermarket and future Light Industrial Units.

2/ The lack of parking restrictions along the bulk of Courtwick Lane mean that even now, the road is reduced to one lane along the bulk of the road from the A284 which makes it "exciting" trying to get along between Goldcrest Avenue and the A284, relying on oncoming traffic finding space to pull over to allow passing. Any additional traffic will exacerbate this problem.

3/ Courtwick lane and New Courtwick Lane would never have been constructed to take the volume and weight of current traffic, never mind the additional traffic (light and heavy) for the first phase large supermarket and numerous Phase 2 Light Industrial Units. I assume here that deliveries to said supermarket will involve articulated lorries.

Even with current traffic (e.g. articulated lorries taking stock from Safesite facilities) the road crossing in Courtwick Lane, carried out in the past by Statutory Authorities and others, sink and pothole.

Other than to save the developers money (should this go ahead), I just cannot understand why the new access to this proposed development is not directly off the A259 rather than the totally unsuitable New Courtwick Lane.

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>