

22nd May 2025

Alan Swain
36 Linnet Close
Littlehampton
BN17 7GW

Case Officer: Mr S Davis
Telephone: 01903 737874
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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 22nd May 2025 which has been recorded as an objection with the comments as follows:

OWPC76684

Objection based on the following concerns

I agree that action is needed for the site in question after years of neglect. However, I am concerned about access to my property on Linnet Close due to heavy traffic on the A259. The current proposal overlooks crucial traffic issues at the New Courtwick Lane/A259 junction and Courtwick Lane/Lymminster Road junction. When discussing this with developers last year, they seemed unaware of these significant local traffic problems.

A259/New Courtwick Lane junction

Pelican crossings at the Morrisons roundabout cause significant delays on the A259, both East and West bound. During peak times and weekends, traffic backs up for miles, sometimes past the Elmer/A259 junction. Exiting New Courtwick Lane is challenging, and future business traffic will worsen it. Additionally, there is no right turn at this junction, so westbound traffic must first head east to the Morrisons roundabout before heading west. The busy pelican crossing on the west side of the A259 Morrison's roundabout significantly impacts traffic flow.

When traveling west on the A259, it is important to note that turning right at this junction may present

challenges. The road widens at this point with an island system, accommodating approximately four vehicles while they wait for eastbound traffic to clear. During peak times, this may result in significant waiting periods. Since only four or five vehicles can be accommodated, additional cars waiting to turn right might queue onto the A259 itself. This could potentially disrupt the flow of westbound traffic on the A259.

New Courtwick Lane

Currently, there are no parking restrictions on this road, which was designed for light traffic and resident and light industry access. Occasionally, large lorries, goods vehicles, or cars park on this road. Due to the bend located at the bottom of the slope in the road, overtaking can be dangerous. Implementing a "No Parking" regulation at all times on this road is recommended.

Courtwick Lane

Given the expected increase in traffic using the new facilities, attention must be paid to the current parking situation on Courtwick Lane. Many drivers will need to use Courtwick Lane for access via the A284 Lyminster Road junction due to high volumes on the A259. Currently, there are weekday-only parking restrictions on the north side of Courtwick Lane from the post box to Condor Mews. However, from Condor Mews to the A284 junction, the road effectively becomes a single lane due to unrestricted parking, creating a bottleneck. Traveling east on Courtwick Lane is already difficult as parked cars narrow the road, making it effectively a single lane. Therefore, parking restrictions should be applied from Condor Mews eastbound on both sides of the road.

Conclusion

The proposed development's impact on traffic flow raises significant concerns, particularly regarding access to and from the A259, which experiences heavy traffic. The inability to turn right exacerbates this issue. Courtwick Lane, with its current lack of parking restrictions from Condor Mews eastward, is unlikely to handle the anticipated increase in traffic resulting from difficulties exiting at the New Courtwick Lane/A259 junction due to the high volume of traffic on the A259.

Furthermore, Drive-thrus are designed for quick access and egress, which the current proposal does not effectively facilitate.

It should also be noted that the recently opened North/South road (Lyminster/Wick bypass) has not eased the east/west traffic flow. The new roundabout on the A259 is particularly congested & difficult during peak hours and school run times.

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>