

30th May 2025

Timothy Thornburg
3 Goldcrest Avenue
3 Goldcrest Avenue
BN17 7GQ

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 29th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76877

Objection to LU/72/25/OUT

As a resident at the corner of Courtwick Lane and Goldcrest Avenue, I formally object to planning application LU/72/25/OUT for the proposed mixed-use development west of New Courtwick Lane.

1. Traffic, Safety and Air Quality

The development would generate hundreds of additional vehicle trips during peak periods via residential roads not designed for commercial traffic. The Courtwick Lane/Goldcrest Avenue junction is already sensitive, and increased commercial traffic would create significant safety risks for families and elderly residents. Drive-thru queuing and delivery vehicles would worsen local air quality, particularly affecting vulnerable populations. The application lacks adequate air quality assessment or mitigation measures.

Pedestrian/cyclist safety remains compromised, with hazardous A259 junction access and insufficient safe crossing facilities. This car-dependent layout contradicts sustainable transport objectives.

2. Duplication of Existing Services

No demonstrable need exists for additional retail/fast food facilities. The area is well-served by:

- Tesco Superstore (1.1 miles)

- Aldi Manor Retail Park (1.4 miles)
- Wick Parade outlets (0.5 miles)
- Existing drive-thrus on Lyminster Road (1.0 miles)

The application appears to lack required retail sequential testing, undermining compliance with sustainable retail development policy.

3. Operating Hours and Residential Disruption

Current commercial premises operate 8AM-5:30PM weekdays with planning conditions protecting residential amenity. Drive-thrus typically operate late/24-hour, introducing extended noise, light pollution and traffic. This represents a fundamental shift from established norms, likely disrupting sleep and wellbeing of households on Goldcrest Avenue, Courtwick Lane and Kingfisher Drive. The application lacks detailed noise impact assessment for extended operations.

4. Unsuitable Comparison

McDonald's/Costa at Crossbush experiences serious congestion despite major trunk road location and dedicated infrastructure. This site has less capacity, narrower access roads, and closer residential proximity, making similar problems inevitable with greater impact.

5. Visual Impact and Design Quality

The development would replace semi-open landscape with large commercial buildings and delivery yards visible from nearby homes, representing major character loss. The car-dominated layout with minimal pedestrian-scale design constitutes poor urban design failing to contribute positively to area character.

6. Drainage Concerns

While SuDS are proposed, the local area has known drainage challenges. The system relies on untested infiltration rates and won't be adopted by Southern Water. Given site gradient and proximity to homes, any system failure could cause localized flooding. Robust monitoring conditions are essential.

7. Policy Non-Compliance

This application contradicts Arun Local Plan and NPPF principles emphasizing sustainable, community-sensitive development. The high-turnover, car-based commercial use in a residential setting shows clear policy misalignment.

Relevant policies: Arun Local Plan SD SP1, T SP1, D DM1, QE SP1, INF SP1; NPPF paragraphs 8, 110, 130, 174, 185.

8. Cumulative Impact

Combined with approved Minster Court development (LU/133/23/PL), this would exacerbate traffic congestion and infrastructure pressure beyond acceptable levels.

Conclusion

The proposed development would fundamentally disrupt local character, safety and infrastructure through excessive traffic intensity, inadequate sustainable transport provision, service duplication, and policy conflicts. I urge the Planning Committee to refuse LU/72/25/OUT.

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>