

30th May 2025

Mr & Mrs Diggins
54 Linnet Close
Wick
BN17 7GW

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

OWPC76879

Why do we need another supermarket when we have 3 within a mile radius (Morrisons, Tesco, Farm Foods).

The A259 between Morrisons roundabout and Tesco's roundabout cannot cope with the current amount of traffic, what studies have been carried out on the impact?

The A259 travelling from Tesco's to Morrisons is already a race track, with the lights at the Kingley Gate development encouraging aggressive driving. In the evening you can regularly hear cars & motorbikes racing down the A259 at high speed.

With the obvious increase in traffic that this development will cause this will certainly encourage traffic that is unable to get onto the A259 from the drive through's & supermarket to use New Courtwick Lane / Courtwick Lane.

What consideration has been made for the increase in traffic onto the A259 junction?

There are existing peak time congestion issues accessing the A259 from New Courtwick Lane. Currently the road layout allows a left hand turn onto the A259 only - no right turn is allowed. Any traffic, heading either

east or west, leaving the new development will need to turn left adding further traffic volumes using the already busy Morrisons roundabout.

This development by its very nature will generate additional traffic volumes therefore it should be considered to install new traffic lights at the junction of the A259 and New Courtwick Lane which would provide the following benefits: -

1. Allow traffic exiting the new development to turn right onto the A259 to head west thus reducing the volume of traffic using the Morrisons roundabout.
2. Allow for the introduction of a traffic light controlled pedestrian crossing to be installed allowing easy and safe access to the new development by foot from the area south of the A259
3. Reduce the speed of the traffic travelling both east and west on the A259 between Morrisons & Tesco's roundabouts

It is obvious from the amount of debris and rubbish that is visible on the A284 at Crossbush that McDonalds customers generate a large amount of rubbish which is thrown out of car windows. What is being put in place to avoid this and the potential environmental issues this causes (rodents etc). How will this be monitored and enforced daily?

May I also draw your attention to the yellow Planning Application forms that have been erected around the site. Have you deliberately tried to mislead the public? The application states "2 No Drive-Thru food/beverages units". However, your online planning application refers to 2 Drive-Thru units, Costa & McDonalds? This appears to be a contradiction and is misleading the general public

Opening Hours are unclear and again misleading, there is a clear contradiction and opening hours have a critical impact on local residents. I refer you to the following documents: -

Planning Application PP - 13652347 - Opening hours section: -

Question: - Are Hours of Opening relevant to this proposal?

Answer: - No

Retail Impact Assessment page 12/32

Question: - In terms of the drive-thru units, the following is required

Answer: - The ability to have long opening & serving hours

This cannot be correct as both the two drive through units and the supermarket will both have business operating hours which should be stated in any application as this has a major impact on local residents.

Given the proposed re-development of the Bodyshop HQ site as a retail park would it not be more appropriate for this development to be located within this retail park, with far easier and safer access onto the A259 both east and westbound?

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>