

PLANNING STATEMENT

PROJECT: SUPPORTED LIVING UNIT

LOCATION: STRAWBERRY GROVE

CLIENT: CONSENSUS SUPPORT

OUTLINE BRIEF: CHANGE OF USE FROM A GYM TO
6NO. SUPPORTED LIVING UNITS
EXTERNAL WORKS ONLY

REVISION: P4

REVISION DATE: 07/08/2025



Planning Statement

Introduction

The purpose of this document is to supplement the submitted documentation to accompany the planning application for the external works amendments to approval LU/59/24/PL a change of use application for Strawberry Fields, Courtwick Lane, Littlehampton, West Sussex, BN17 7PD.

It is to be noted that this submission does not affect the approved proposals to the main building and its conversion to 6no. Supported Living Units and existing submissions and supporting documents remain relevant to the approval / proposed.

The proposed submission addresses a formal set of accesses into Strawberry Fields and Courtwick Park including a timber fence boundary between the two buildings to create a separation between the user groups.

The proposal also addresses the parking and garden spaces to the approved with an aim to improve the amenity space for the residents.

Location

The proposed is located along Courtwick Lane with an open access to both Courtwick Park and Strawberry Fields which are both owned by Consensus Support Services Limited. An open drive leads on to two parking areas, one fronting Courtwick Park and the other fronting Strawberry Fields. The access is bound by a detached garage and the gym of Strawberry Fields.

To the East of the site there is an open grass area unused by the Strawberry Field facility and open to the Courtwick Lane access road.

Site photos



PLANNING STATEMENT

PROJECT: SUPPORTED LIVING UNIT

LOCATION: STRAWBERRY GROVE

CLIENT: CONSENSUS SUPPORT

OUTLINE BRIEF: CHANGE OF USE FROM A GYM TO
6NO. SUPPORTED LIVING UNITS
EXTERNAL WORKS ONLY

REVISION: P4

REVISION DATE: 07/08/2025



As an existing care home with on-site facilities the approved submission to change the use of the existing gym into 6no. supported living units made minimal changes to the existing parking and landscaped areas.

The purpose of this amendment to the application is to look to enhance those amenity spaces for the residents, creating a new overspill car park and extending the existing landscaped area to turn it into a designated garden for the residents.

PLANNING STATEMENT

PROJECT: SUPPORTED LIVING UNIT

LOCATION: STRAWBERRY GROVE

CLIENT: CONSENSUS SUPPORT

OUTLINE BRIEF: CHANGE OF USE FROM A GYM TO
6NO. SUPPORTED LIVING UNITS
EXTERNAL WORKS ONLY

REVISION: P4

REVISION DATE: 07/08/2025



Site Context

The site is located within Wick, to the North of Littlehampton and lies within the neighbourhood plan boundary of Littlehampton. The site benefits from good vehicular access via the A259 to the South and the A27 to the North.

The site is predominantly located within a residential area, and is surrounded by Greenfields to the North and South. The larger area includes, small businesses, shops, and community facilities.

The existing access to the property is a wide open approach off Courtwick lane.

The proposed is located in close proximity to Courtwick Park (Grade II Listed) in the North West corner of the site and Courtwick Park Stables (Grade II Listed) to the North of the site.

There are no trees under TPO's that will be affected by the proposals, therefore, it is not seen a tree impact assessment would be required.

Planning History

Application Reference: LU/59/24/PL

Description: Change of Use of the Ground and First Floor from Gym to provide 6no. supported living units...

Decision: Granted

Decision Date: 19th June 2024

Application Reference: LU/112/01

Description: Construction of a day care centre & residential accommodation....

Decision: Granted

Decision Date: 25th September 2001

Application Reference: LU/241/99

Description: Outline application for intensive support behavioural unit and day care centre...

Decision: Granted

Decision Date: 16th November 1999

Application Reference: LU/87/96

Description: Change of use from private dwelling to residential care home for adults

Decision: Granted

Decision Date: 7th June 1996

PLANNING STATEMENT

PROJECT: SUPPORTED LIVING UNIT

LOCATION: STRAWBERRY GROVE

CLIENT: CONSENSUS SUPPORT

OUTLINE BRIEF: CHANGE OF USE FROM A GYM TO
6NO. SUPPORTED LIVING UNITS
EXTERNAL WORKS ONLY

REVISION: P4

REVISION DATE: 07/08/2025



Heritage Impact

Whilst Strawberry Fields is not a listed building and as discussed in the original application the internal alterations do not significantly impact the adjacent properties this amendment does go on to alter further the external works to the site.

Bording the site is Courtwick Park and in close proximity is Courtwick Park Stables.

Courtwick Park –

Is a grade II listed building located to the North west of the site and shares the existing access to Strawberry fields. It is a mid 18th Century farmhouse, that has been extended and altered in the 19th Century. In the late 20th century it was converted for use as a residential care home. The L-shaped building is set back from Courtwick Lane by approximately 30m and fronted with a detached single storey garage.

Historic England confirms that the North wing of the building is dated mid-18th century whilst the South wing is 19th Century.

Courtwick Park Stables –

Is a grade II listed building located to the North of the site.

Historic England confirms that the building is converted 2 storey stables, dated early 19th Century.

The approval represents a reuse and reconfiguration of the existing Strawberry Fields facility to provide 6no. additional assisted living units.

This approval seeks to alter the existing garden and hardstanding areas to create a new car parking area and an enlarged garden space for residents use.

It is proposed that following the approval of application LU/59/24/PL this submission offers an improvement to the proposal to provide additional garden areas and a reduction of hardstanding to the West of the site.

As part of the NPPF as the proposals are within close proximity to designated or non designated heritage assets the proposal needs to be assessed in relation to the resultant harm to the historic environment.

As this application focuses purely on the alteration of the external areas of the site previously approved in the above application it is seen that the proposed is a submission to further enhance the property and its surroundings.

PLANNING STATEMENT

PROJECT: SUPPORTED LIVING UNIT

LOCATION: STRAWBERRY GROVE

CLIENT: CONSENSUS SUPPORT

OUTLINE BRIEF: CHANGE OF USE FROM A GYM TO
6NO. SUPPORTED LIVING UNITS
EXTERNAL WORKS ONLY

REVISION: P4

REVISION DATE: 07/08/2025



In relation to Biodiversity Net gain it is seen that whilst the proposed includes the conversion of existing grassland into a permeable hard surface car parking area the proposed seeks in principle to rationalize the amount of hardstanding area to allow the increase in garden space.

It is proposed that this application should be fall under the category of de minimis development as the areas of habitat are considered low value to no value and the proposed will provide an increase in garden space. It is also proposed that as a further improvement to the property areas of unusable garden space for instance to the South of the site could be replanted with low level shrubs.

This planning statement should be read in conjunction with the original approved assessments for the project.