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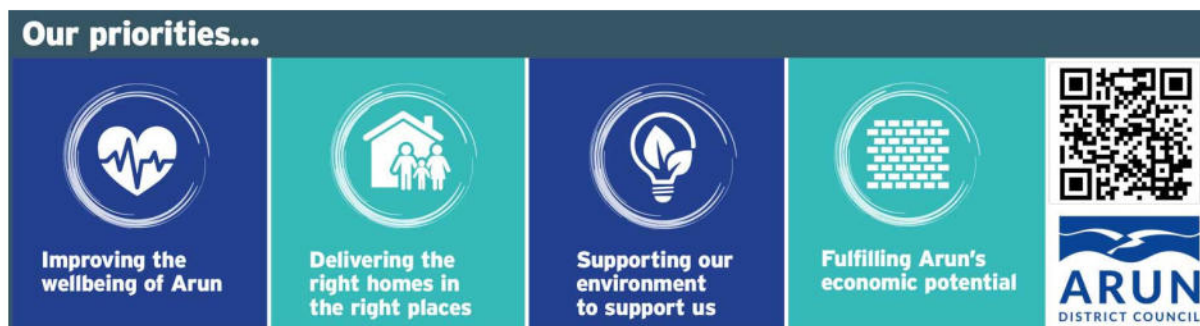
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 16 October 2025 12:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: LU/163/25/PL

LU/163/25/PL

Strawberry Field Courtwick Lane Littlehampton BN17 7PD

Amendment to LU/59/24/PL to allow for the formation of overspill car park, rationalisation of existing car park and formation of residents garden including fence panels (resubmission following LU/310/24/PL).

As part of paragraph 200 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. In light of this some comments are provided based on my own assessment/observations.

A map-based assessment has identified the following heritage assets close to the building covered by this application:

Designated Heritage Assets:

- Courtwick Park House
- Court Wick Park Stables

Courtwick House

Courtwick Park is a Grade II listed mid-18th century farmhouse, extended and altered in the 19th century, and converted into a residential care home in 1996. The building is two to three storeys in height, with an attic and basement, and is approximately L-shaped in plan, comprising a north and south wing set perpendicular to each other.

The north elevation forms the original front of the house and has attractive grey brick walls laid in header bond with quoins, dressings, string course and modillion eaves cornice in red brick. It has a central stepped entrance with classical style porch with timber six-panel, double-leaf door. Timber-framed sash windows are present, along with two flat-roofed dormer windows in the slate pitched roof.

The south wing, dating from the 19th century, is constructed predominantly of red brick. Although externally it matches the height of the north wing, internally the ground and first floors are split across two levels. Fenestration is irregular, with a mix of window types, sizes, materials, and placements—some of which are inappropriate for a listed building.

The building derives its significance from both its architectural interest—as a good example of a Georgian farmhouse with later Victorian additions—and its historic interest, reflecting the evolution of the site over time.

The immediate setting of the listed building makes a predominantly positive contribution to its significance. The current curtilage includes large garden lawns that allow the building to be viewed and appreciated holistically from a distance. Sections of flint walling within the grounds reflect local vernacular traditions and enhance the historic character of the site.

Views of the listed building from the east along Courtwick Lane are obscured by the Strawberry Fields activity centre building. As a result, the entrance point becomes a key location for appreciating the building, offering a clear and meaningful view of its historic frontage.

The car parking south-east of the listed building are somewhat modern intrusions within its setting.

Court Wick Park Stables

Court Wick Park Stables are listed Grade II and date from the early 19th century. The building is designed in a Gothick architectural style, featuring a hipped slate roof, a central bell turret with a clock below, and a weathervane above. The listing description attributes the design to John Biagio Rebecca, a notable architect active in Sussex during the late 18th and early 19th centuries. This attribution enhances the building's architectural and historic interest.

Historic Relationship and Setting

The stables were constructed as subsidiary buildings to the main farmhouse at Court Wick Park, which is of primary importance in understanding the historic and functional context of the site. The historic relationship between the farmhouse and the stables is integral to the significance of the building.

The immediate setting of the stables is now heavily vegetated, with mature trees and planting that obscure views of the building from the surrounding area, including from the location of the development subject to this application. As a result, the visual and spatial relationship between the stables and the farmhouse has been diminished, although the historic connection remains important.

The Proposal

The proposal is seeking permission for the formation of an overspill car park, rationalisation of the existing car park, and creation of a residents' garden including fence panels. This is a resubmission following LU/310/24/PL. It is noted that this application does not affect the approved proposals for the main Strawberry Fields building, which involve the creation of six Supported Living Units.

The property is located along Courtwick Lane, with the existing building set back a short distance from the road and surrounded by open lawn areas to the front and sides. These open spaces, along with mature trees, contribute to a semi-rural character that enhances the setting of the site.

New parking and access

The current access point from Courtwick Lane serves both Courtwick Park and Strawberry Fields. It is an open arrangement, comprising a mix of hard and soft landscaping, including areas of grass. This openness affords views of the rear elevation of the listed building, mature planting, and trees, contributing positively to the character of the lane and the setting of the heritage asset.

This element of the proposal includes:

- Alteration of the existing vehicular access.
- Creation of a small car park serving the host building.
- Enclosure of existing garden areas using 1.8m fencing with hedging to the front
- Introduction of two enclosed storage areas.

The plans indicate a revised shared access point for both the host building and the neighbouring listed building, which is considered acceptable. The use of estate-style fencing is a positive feature, being more appropriate for this sensitive location. The fencing should be finished in a colour that complements the sensitive context.

While the need for 1.8m fencing to enclose the garden area is understood, it is recommended that the hedgerow be a permanent feature to screen the fencing from view. The fencing should be allowed to weather naturally to a silver tone, rather than being stained.

On balance, this element of the proposal is considered potentially acceptable, subject to appropriate detailing and landscaping.

The staff car park

The proposed staff car park would be introduced into an area currently laid to lawn. This open green space reflects the semi-rural setting of the lane. Although the area is partially enclosed by 1.8m fencing, the open lawn currently provides part of an attractive approach to the site, and to

the listed buildings. The introduction of parked vehicles into this space would result in a visual intrusion, introducing a suburban feature that would not be considered a positive addition to the setting. This impact is exacerbated by the proposed use of asphalt surfacing, which is out of character with the surrounding landscape and the historic context of the site.

It is acknowledged that no additional fencing is proposed, and that supplementary planting is intended to soften the visual impact and help assimilate the car park into its surroundings. This is a positive aspect of the proposal. However, the effectiveness of this mitigation will depend heavily on the quality and coherence of the landscaping scheme. At present, the planting appears to be arbitrarily placed rather than forming part of a designed strategy.

A carefully considered planting scheme will be essential to screen views and reduce the prominence of the car park. It is therefore recommended that a detailed landscaping and planting scheme be submitted for review, and that the Council's Landscape Officer be consulted to assess its suitability.

Clarification is also sought regarding the proposed wildflower planting areas. It is important to ensure that these areas are retained as part of the landscaping strategy and are not subsequently repurposed as overflow parking, which would further erode the character of the site.

Conclusion

Subject to the submission of further details regarding the proposed landscaping scheme for the staff car park, it is considered that, on balance, the proposal would result in a neutral impact on the setting of the designated heritage assets. As such, it is not considered to cause harm to their significance.

Accordingly, the application should be determined in accordance with the relevant policies of the Development Plan, alongside the comments provided above. In doing so, due regard must also be given to the statutory duties set out under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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