



A new Aldi food store for Wick, Littlehampton

Application number: LU/72/25/OUT

Committee date: 22 July 2026

On 22 July, you will consider a hybrid planning application comprising detailed plans (Phase 1) for a new Aldi food store, alongside two drive-thru units. The outline element (Phase 2) proposes 8,800sqm GIA of light industrial/storage and distribution space. Combined, the scheme will create around 340 new jobs.

The project team have worked extensively with officers and statutory consultees and we are very disappointed to see a recommendation for refusal.

This briefing shows why you can confidently overturn the officer recommendation and weigh your decision in favour of new jobs, investment and affordable shopping choice.

Why you can overturn the recommendation:

Drainage is the sole reason for the officer recommendation to refuse. However, you can approve the application if you are satisfied that the development is acceptable in principle.

The applicant's technical team is fully satisfied that a suitable drainage solution can be delivered, supported by groundwater monitoring and winter soakage testing.

You can also require a pre-commencement drainage condition, ensuring that no development can begin until the council has approved the final drainage strategy. **See page 3 for further detail.**

Aldi's proposal offers:

-  An investment of £7 million: benefiting Wick, Littlehampton and the wider local area.
-  A new Aldi food store: improving access to high quality, affordable food with the UK's Cheapest Supermarket (Which? 2025).
-  Creating approximately 40 new local jobs for the new Aldi store, paid at an industry-leading rate, above the National Living Wage.
-  118 car parking spaces for the Aldi store, including 6 accessible spaces, 12 parent & child spaces and 6 electric vehicle charging points.

The wider proposal delivers:

-  New Costa and McDonald's drive-thru units, creating 135 full/part time jobs (equating to 70 FTE jobs).
-  Outline plans for 8,800 sqm of employment space in Phase 2- delivering around 220 jobs (equating to 148 FTE jobs).
-  Additional employment opportunities created during construction and supported through the supply chain.
-  50 car parking spaces for the drive-thru units, plus around 172 spaces for Phase 2.
-  High quality planting and landscaping across the site: improving its appearance and contributing to a biodiversity net gain.



Access arrangements supported by officers

The proposed access arrangements have been subject to detailed technical assessment and provide a safe and efficient means of serving the development.

The site occupies a highly accessible location adjacent to the A259 and an established commercial area, with direct access from New Courtwick Lane.

The scheme also provides generous parking provision, dedicated servicing areas and pedestrian and cycle facilities.

Officers are satisfied that the development can be accommodated on the local highway network and have raised no highways objections to the proposal.

No unacceptable impact on town centres

The proposed Aldi store has been independently assessed and found to be acceptable in retail policy terms. Your own retail consultant concludes that the scheme passes the sequential test, confirming there are no preferable alternative sites available.

While some trade diversion from existing centres is expected, this is a normal outcome of new retail development and is not considered significant enough to threaten the vitality or viability of Littlehampton town centre or nearby local centres. The assessment found that any impacts would be limited and should be balanced against the scheme's substantial benefits.

A financial contribution is proposed for incentives within Littlehampton town centre, to offset the limited impacts of the proposed development.

The new store would increase consumer choice, improve competition and provide residents with access to a discount food retailer, helping to retain spending within the district.

Overall, the proposal can be accommodated without causing unacceptable harm to existing centres while delivering jobs, investment and wider economic benefits.

The benefits of Aldi for Wick and Littlehampton

Supporting our colleagues

Aldi's rates of pay are significantly higher than the Government's National Living Wage. Store Assistants receive a minimum hourly rate of £13.50.

Aldi colleagues are the only supermarket workers to be paid for breaks taken during their shifts, worth around £1,500 annually for the average worker.

Supporting the community

Aldi collaborates with the community engagement platform Neighbourly to combat the devastating effects of hunger and fight against child food poverty, ensuring no child goes hungry.

Through this partnership, local charities, community groups, and food banks are paired with Aldi stores, allowing them to collect surplus food and non-perishable products up to seven days a week.

We are also proud to accept Free School Meal vouchers for the purchase of food and groceries.

Supporting British suppliers

Over 80% of Aldi's entire core range of beef, poultry, pork, eggs, milk, butter and cream is sourced from British suppliers. In 2024, some 80% of Aldi sales came from British suppliers, with 45% of its fresh produce being British.



The officer recommendation is based solely on drainage.

No reasons for refusal are identified in relation to retail impact, highways, access, parking, design, employment or economic benefits.

Drainage can be dealt with through a planning condition

The sole reason the application is recommended for refusal relates to drainage.

Importantly, this is not a case where it has been demonstrated that the site cannot be drained, or that the development would create an unacceptable flood risk.

The applicant's specialist drainage consultants are fully confident that a suitable drainage solution can be delivered.

The site is located within Flood Zone 1, extensive groundwater monitoring has been undertaken, and winter soakage testing confirmed that infiltration is viable.

An updated Flood Risk Assessment concludes that the development can be delivered without increasing flood risk on or off-site.

The only disagreement is therefore about the level of information required at this stage of the planning process, rather than whether a drainage solution exists.

If councillors are supportive of the proposal but have concerns about drainage, there is a clear solution. Planning permission can be granted subject to a pre-commencement condition requiring the submission and approval of the final drainage design before any construction begins.

This is a common and well-established approach. It would ensure that no development could commence until your own drainage specialists were satisfied that all requirements had been fully addressed.

The applicant's consultants have confirmed that any remaining drainage matters can be resolved through further testing, detailed design work and robust planning conditions.

They have also demonstrated that a fallback drainage strategy is available should additional testing identify any issues with the preferred approach.

If you, as councillors, are satisfied that the development is acceptable in principle, you can approve the application while retaining full control over the final drainage details through planning conditions.

This would allow the economic and community benefits of the development to be secured while ensuring that a fully approved drainage solution is in place before construction can begin.



Carbon reduction



Offsetting Carbon: Aldi has purchased carbon offsets for 100% of our operational emissions (Scope 1 & 2) since 2019.



Heat recovery: Aldi stores use cutting-edge heat recovery systems, capturing otherwise wasted machinery heat to provide almost all the heating for many of our stores.



Solar panels: Aldi is installing solar panels on all new stores. We already have them on over 400 stores and all 11 UK distribution centres, totalling more than 100,000 panels.



Reducing heat loss: Aldi use seals on external access doors and service bays to reduce heat loss, and the amount of energy used to heat stores.



LED lighting: All of our stores feature energy efficient LED lighting. Outside trading hours, lighting levels are dropped to one-third of the usual levels for stocking shelves.



Reuse of materials: When buildings are demolished, Aldi tries to reuse materials in construction, to improve the sustainability of new developments.



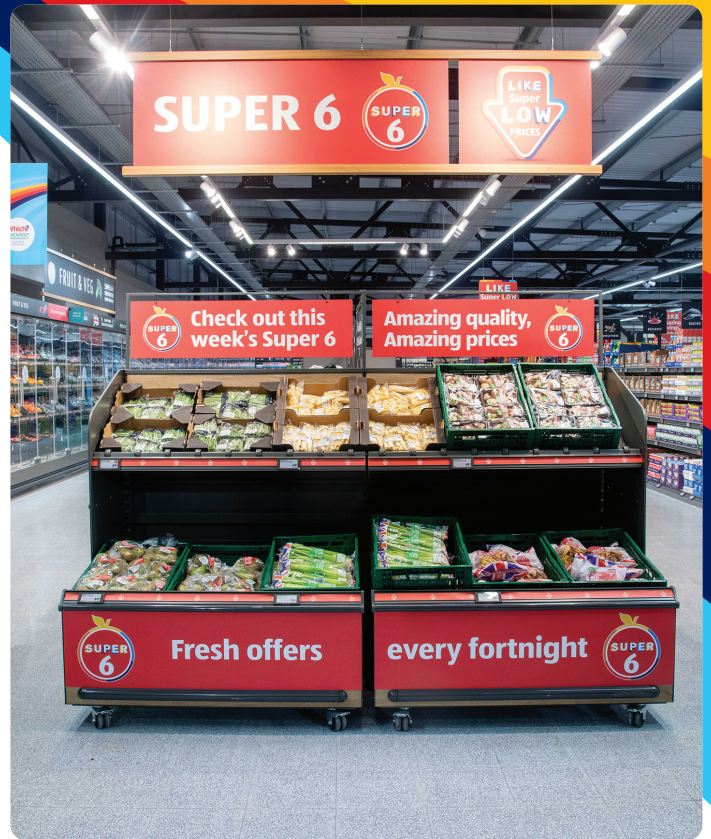
Building materials: Aldi aims to source materials that minimise energy required for production and transportation, including local procurement.



Waste Strategy: Aldi operates on a reduce, reuse, recycle basis across the entire business, right down to waste. By reducing food waste by 57%, Aldi hit its 2030 target eight years early.



Energy efficiency: All new Aldi stores will have doors on their fridges as standard, reducing each store's energy consumption by about 20%.



High quality design

Aldi plans to introduce a contemporary food store, designed to complement its setting within the local area.

To ensure an excellent appearance over the long-term, Aldi uses high-quality materials both inside and outside its buildings.

Our new food store would provide a modern shopping environment, offering a quality design and a crisp, clean look to the building.

Biodiversity Net Gain

The scheme will deliver a Biodiversity Net Gain, creating new habitats, strengthening existing green infrastructure and leaving biodiversity in a measurably better state than the site at present.

Being a good neighbour

We are proud to be at the heart of local communities across the country. To continue our community-led culture, we have set out a number of "neighbour-friendly" practices:

- Aldi aims to recruit its store managers and store colleagues from the local area, which enables them to react quickly and sympathetically to any local issues
- Aldi stocks a carefully selected range of core exclusive products, compared with larger supermarkets that may stock over 10 times our product lines. As a result, an Aldi food store will require only three to four deliveries per day.
- Aldi's unique delivery system enables products to be transferred from the vehicle straight to store, without the need for external movement – minimising the potential for any disruption
- Construction, servicing and delivery arrangements can all be controlled by planning condition.