

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Emma Sheppard
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	23 July 2025
LOCATION:	Land to the West of New Courtwick Lane Wick BN17 7RZ
SUBJECT:	LU/72/25/OUT 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.
DATE OF SITE VISIT:	
RECOMMENDATION:	More Information

Further information has been submitted in the form of revised site layout plans and a Stage 1 RSA for the cycle elements of the site access.

Road Safety Audit

A stage 1 RSA and designers response has been provided and all items are agreed.

Cycle Parking

The cycle provision for the Aldi store would be 18 spaces with 10 staff and 8 visitor spaces. As highlighted in my initial response this below the Arun SPD requirement but would meet the demand based upon a TRICS cycle parking accumulation assessment. The McDonalds unit would provide 4 staff and 12 visitor spaces meeting Arun Standards exceeding Arun SPD requirement of 11.

The Costa unit now includes 6 visitor cycle parking spaces against a Arun SPD requirement of 7, however no provision is made for staff. This should be provided.

As per my previous response (but erroneously not included in the conclusion) further information is requested upon the connection to the north of phase2 and the applicant's ability to complete the link.

The phase 2 layout shows a footway being provided onto Courtwick Lane to the north at a former vehicular access (stated as existing pedestrian access within the planning statement). The footway would provide some permeability through the site. From the supporting plans provided works would be required outside the redline boundary to provide a connection to the carriageway and it does not appear on the WSCC Highway boundary mapping.



Conclusion

Further information is requested on:

The staff cycle parking for the costa store

Ability for the applicant to deliver works to connect to Courtwick Lane.

Stephen Gee

West Sussex County Council – Planning Services

[REDACTED]

WSCC Highways response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
---	--	--	---	--

From: [REDACTED]
Sent: 23 July 2025 15:18
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/72/25/OUT at Land to the West of New Courtwick Lane Wick BN17 7RZ

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Please could the attached response be distributed to the relevant case officer.

Regards

Stephen Gee

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to
[REDACTED] but the responding officer can be contacted directly via
email if there are any questions relating to this response.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
