

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Emma Sheppard
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	14 August 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. Substitute Plans received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

Costa – Staff Cycle Parking

A total of 4 spaces are now shown and as such the provision is acceptable.

Phase 2 Link to Courtwick Lane

The Proposed Site Plan ref Phase 2 2255-P-011D now does not show the proposed footway link. This would significantly reduce the permeability of the site for pedestrians. Information should be provided to detail the access rights the application site has onto Courtwick Lane and how a link could be secured.

Stephen Gee

West Sussex County Council – Planning Services

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.

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