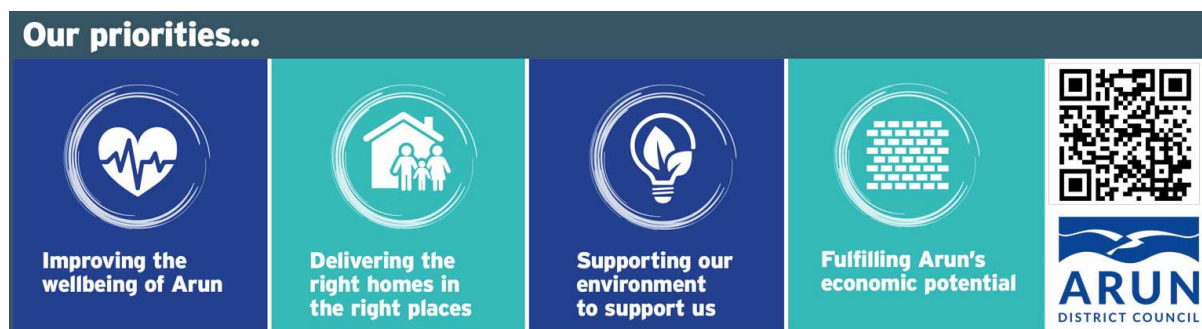


Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** Sue Howell <Sue.Howell@arun.gov.uk>  
**Sent:** 03 June 2025 14:15  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Subject:** Planning Consultation on: LU/72/25/OUT

### Response to Planning Application

**From:** Arun District Council Leisure & Greenspace  
**Date:** 03/06/2025

**Application ref:** 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 (Zero Rated) as other development.

**Location:** Land to the West of New Courtwick Lane Wick BN17 7RZ

**Determining Authority:** Arun DC

**Summary recommendation:** Recommend no landscape objection to the details submitted under this application LU/72/25/OUT subject to condition of submission of BNG appropriate proposals and full landscape detail to be submitted and approved.

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**Comments****Relevant landscape designations**

This proposed development site is located along the A259, with access to the A27 South Coast road. The main access is via New Courtwick Lane, east of the site. There are no existing vehicular or pedestrian connections between the East and West parts of the site.

The West Site was previously occupied by a nursery and large greenhouses - accessed via Courtwick Lane to the north. The greenhouses were removed some time ago. To the west lies a recent housing development served by Henry Lock Way running east-west along its southern edge. This road extends along the southern edge of the Site.

There are no known statutory or non statutory landscape, heritage or biodiversity designations within the context of the site, physical, visual, historical or cultural links, protected landscapes, scheduled ancient monuments, listed buildings, conservation area or Historic Parks or Gardens associated with this site.

The South Downs National Park to the north.

**Response**

This proposal is for Hybrid Planning Application comprising 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 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 (Zero Rated) as other development.

The East Site is presently neglected and overgrown due to inactivity. It is largely formed of hardstanding with a substantial brick and metal clad building located centrally. The East site was recently used as an office and warehouse facility. An existing large two storey light industrial building, dominates the site. The building is wrapped on all sides with hardstanding and parking. The principal entrance is located on the southeast corner, while the main loading area is at the northern end. The eastern boundary is lined with tall trees and vegetation. While the East Site is relatively flat there is a step up in levels to the West Site. Along the boundary a level change of around a metre is formed by short intermittent lengths of retaining brick walling with sloping banks between.

The West Site appears vacant with the former nursery glass houses having been removed, leaving evidence of large fractured hard standings. The site appears overgrown due to inactivity and sports a single access from Courtwick Lane. The main site features are a mix of semi-mature trees and areas of woodland. The significant trees line the boundaries, effectively screening the Site from inward views.

The existing tree, habitat and ecology status has been recorded by CSA Environmental to help guide an appropriately sensitive form of redevelopment.

East Site (Full Planning Application): Proposed Food Store - A food store with 118 customer parking spaces and associated hard & soft landscaping is proposed to the northern part of the site. Proposed Drive Thru Facilities with 53 customer parking spaces is proposed to the south of the site with associated external hard and soft landscaping arrangements.

West Site (Outline Application): Commercial Units – A mix of trade counter, light industrial and light industrial/storage uses is indicatively illustrated, with 181 parking spaces distributed along the building frontages, served via a main distributor loop road. Associated hard and soft landscaping measures are shown to be incorporated. It is noted in the application that the detailed design of the West Site will be subject to a further Reserved Matters planning application.

Along the boundaries, it is shown that all woodland areas are to be retained and enhanced to provide a visual buffer to the new development. The West Site boundary buffer landscaping is proposed to be reinforced and infilled along the residential eastern and northern edges. The development located on the West Site is to be integrated to retain as many of the trees and ecology features as possible. It is shown that to create a developable central area some portions of woodland are to be removed, with the remainder to be enhanced. It is noted that there is proposed a limit in reduction of higher value woodland.

The main east-west access road is to serve the East Site and to be extended into the West Site. The New Courtwick Road frontage is proposed to be enhanced with new planting & street trees. On the West Site is proposed an enclosed layout with enhanced boundary woodland in consideration of impacts to residential neighbours. It is proposed that by enhancing the surrounding woodland buffers it will provide a good level of visual screening of the site development.

The layout shows a central north/south ecological corridor lying between the two widely separated buildings with windows to these elevations limited to avoid habitat disturbance. The Drive-thru site is shown adjacent to the A259 for visibility, providing visual and footpath links to the food store to the north. There is indicated to be an acoustic fence along the north boundary.

A new 15m green buffer strip is indicated to run along the western boundary between the rear of the proposed new units and the existing gardens. Existing perimeter trees are shown to be retained and enhanced to ensure good visual screening of the site from surroundings.

The landscape proposals developed by CSA Environmental have shown that the Phase 1 site will include new new tree and hedgerow planting along the site boundaries to soften the development edge from New Courtwick Lane. The existing north-south ecological corridor is to be retained with new rich meadow grassland proposed alongside and to the north of the site. This approach would result in replacement of large areas of existing hardstanding in these areas. The existing vegetation areas along the north and south boundaries are shown to be retained and enhanced with new native scrub and tree planting, this is to ensure that the sites tree screening and visual buffers remain. The western boundary within the Phase 2 site is proposed to have new scrub planting and native tree screening to provide a green structure to enclose the end of the site. Species selection is indicated to provide amenity value and benefits to wildlife.

The landscape proposals appear to have considered the site and location and would appear sympathetic to siting. A full landscape detail would need to be conditioned to ensure that existing vegetation is protected and retained, that the ecological measures are implemented, boundaries are strengthened and improved to provide a robust and diverse species composition suitable for the site.

Any considered tree works would need to be in consultation with the LPA Tree Officer. There are significant trees in conjunction with this application site which would require protection and retention. **Policy ENV DM4 (ALP)** requires development proposals to be supported by tree surveys that take a comprehensive view of trees at an early stage in the design process. Development works should not have a negative impact on existing trees.

## **Impact**

The potential impact on the location would require that landscaping be provided as mitigation towards screening and softening of the development. Consideration will be required re the access into the site and the existing trees and hedges on any boundaries.

The existing mature vegetation helps to screen the site and prevents intervisibility between Courtwick Park House and the development site. This is predominantly deciduous and will afford more open views visible in autumn/winter. It is noted that the indicative scheme has considered additional landscaping in the northern part of the site with the introduction of additional native scrub and trees, which will aid in filtered screening of the development.

The proposal involves removal of a significant number of trees in Phase 2, and 4 trees and partial removal of some hedging in Phase 1. The Arboricultural assessment lacks information of the tree removal for phase 2. The whole site needs to consider any in situ tree preservation order. The BNG report and Statutory Metric shows a combined loss of 53.57% in habitat units for phase 1 and 2 this equates to a loss of 12.69 units. Further BNG requirements will need to be agreed with the LPA.

## **Mitigation/requirements**

An existing green boundary is evident along the boundaries of this site and indicated buffer zones and further boundary planting treatment indicated. A robust and detailed landscape scheme will be required within these proposals for all areas of development to increase biodiversity net gain and habitat. Detailed landscape proposals would need to be submitted in plan form detailing species choice, quantities, planting densities and size at time of planting. Opportunities to enhance the landscape in association with any development of the site, by implementing an ambitious soft landscape and tree planting programme would be sought. A detailed landscape scheme would need to incorporate a good selection of native tree species in conjunction with suitable ornamentals.

A DAS has been submitted, the Illustrated landscape strategy plan CSA/6408/201/Rev C has provided indicative proposals which should aim to minimise the adverse impact of the development proposals on the environment and to positively respond to its context and character.

**Policy D SP1 (ALP)** requires development proposals to reflect the landscape characteristics of the site and local area.

**Policy ENV DM5 (ALP)** requires consideration to be given to increasing biodiversity net gains through utilisation of landscaping measures throughout the site. Ecology & Biodiversity Net Gain A Biodiversity Net Gain (BNG) has been submitted alongside this application. As this is a hybrid application, both phases have been accounted for individually.

## **Recommendation/Conclusion**

Recommend no landscape objection to the details submitted under this application LU/72/25/OUT subject to condition of submission of BNG appropriate proposals and full landscape detail to be submitted and approved.

**Sue Howell**

**Leisure and Landscape Officer**  
Environment and Climate Change

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** 29 April 2025 13:19  
**To:** Tree Landscape <[Tree.Landscape@arun.gov.uk](mailto:Tree.Landscape@arun.gov.uk)>  
**Subject:** Planning Consultation on: LU/72/25/OUT

To: **Parks and Landscapes**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)  
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

### Outline Consent

**Application No:** LU/72/25/OUT  
**Registered:** 29th April 2025  
**Site Address:** Land to the West of New Courtwick Lane Wick BN17 7RZ  
**Grid Reference:** 502224 103596

**Description of Works:** Hybrid Planning Application comprising of the following:  
1)-Outline application with all matters reserved (except access) for Phase 2 (10,800sqm GIA Light Industrial/Storage and Distribution (Use Class E(g)(iii) / E(g)(iv))  
2)-Full Application for Phase 1 (East of the Site) for a food store (Use Class E(g)(iv))  
revised vehicular access, associated parking and landscaping. This application is for Zone 2 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 30th May 2025 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

PLCONSULT (ODB) 2020