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**CHARTERED
TOWN PLANNER**

Planning and Building Control Division
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

Thursday, 20 March 2025

Dear Sir/Madam:

Re: Land at Nyton Stables, Nyton Road, Aldingbourne

Change of use of the land to provide 4no travelling showperson plots, with associated biodiversity net gain areas; native hedgerows, hard and soft landscaping, boundary treatment, storage and maintenance areas, storage for touring caravan and show persons van, bin storage and ev charging points

I write in connection with the above case and have the pleasure of enclosing my client's application for the above matter.

The land subject to this application is located on the southwest side of Nyton Road, a short distance to the south of its junction with the A27(T).

The roadside boundary is defined with a mature hedgerow and tree line. Access is a short distance to the south of the existing field gate into the application site. The access to be used is laid to tarmac and serves a wider travelling showperson site to the south, and the application site is the remaining northeast corner of the original wider field area.

The application site comprises some 1.4ha in total but the 4 plots have been purposely sited away from the northwest and roadside boundaries to allow natural regeneration and to ensure that sufficient buffers are provided from the open countryside beyond.

Highly material to the consideration of this application is that the Council cannot demonstrate a 5-year supply of travelling showperson plots, with the withdrawn Reg 18 plan identifying at 5.1.5 a need for 14 additional plots in Arun over the JGTAA base 2018 period to 2036 for Travelling Showpeople households that meet the planning definition.

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The consequence of this is set out in the December 2024 versions of the NPPF and PPTS paragraph 28 – namely that the tilted balance as set in 11d) of the Framework will apply.

In this regard there are no NPPF footnote 7 considerations which would provide a strong reasons for refusing permission.

Accordingly, the application must be determined on the basis that planning permission should be granted unless the any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole [NPPF 11 d)(ii)].

The 4no plots would be set up in pairs in order to enable flexibility for larger family ground if the need arises. They also have an area of type 3 hardstanding for: parking; show equipment storage and maintenance; storage of touring caravan and showpersons van; rubbish bins and an ev charging point. The mobile for each plot will be site on a grassed are to the side of the hardstanding area.

Highly material to the consideration of this application is the permission in 2018 [AL/107/18/Pl refers] for *“continued use for 3 No. approved permanent showpersons plots (temporary permission granted under AL/119/10/ & permanent permission granted under AL/10/14/PL), planning permission for a further 8 No. plots consisting of 4 No. existing & 4 No. new plots (to a maximum of 11 plots) with associated hard & soft landscaping, boundary treatment, lighting & associated works”*. This land is to the south and east of the current application site and utilises the same access to Nyton Road. The overall context is set out on the Google aerial below.



The above aerial clearly shows how close the 2018 permission allowed pitches to the open field to the west. That permitted layout contrasts strongly with that proposed in this application wherein substantial open space for BNG and natural regeneration is provided. The proposed layout also ensures that caravans, trailers etc are kept well away from the site boundaries.

It is accepted that any lighting would need to be sensitively planned. A condition requiring submission of a lighting scheme would be appropriate.

Similarly a drainage condition should be subject of a condition, although with the use of type 3 hardstanding water should just soak tot eh ground so it would only be runoff from the roofs of the caravans which will be collected in water butts with an overflow to a soakaway.

Conclusions

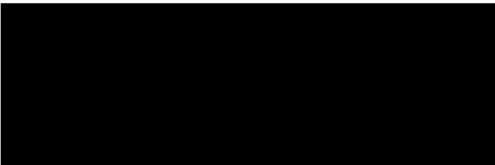
I trust that, in the light of the submissions that I have made in this amended scheme the case officer will be able to recommend that planning permission be granted for the requested use of the land as 4no travelling showperson plots.

It is my professional view, that even if the titled balance were not triggered then permission should be granted. The fact that it is means that this scheme should receive overwhelming support from officers.

The precedent, confirming that the land in this location is suitable for a travelling showpersons site exists in the form of a larger number of permitted plots in the same original field area.

However, can I ask that if there are any queries concerning the application that the case officer, prior to any formal recommendation being formulated, contacts me?

Yours sincerely,



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Chartered Town Planner