

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC – Highways Authority
DATE:	2 nd May 2025
LOCATION:	Nyton Stables Nyton Road Aldingbourne PO20 3TX
SUBJECT:	AL/26/25/PL Change of use of the land to provide 4 No 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. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	1 st May 2025
RECOMMENDATION:	No Objection

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary and Context

The proposals will be accessed from Nyton Road classified as the B2233 which is located to the south of Aldingbourne the road serves a number of industrial and commercial outlets and links to the A27 to the north. The road is subject to a 50-mph speed limit in this location. The LHA visited the site on the 1st May 2025.

Access and Visibility

The site does have an existing vehicular access onto Nyton Road, no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Nyton Road from the existing point are considered acceptable.

A review of the access onto Nyton Road indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity

Given the scale of the proposal and the existing permitted use a TRICS assessment and Travel Plan are not required. It is unlikely there will be any material increase in traffic movements onto the network with the proposals unlikely to result in more than 15 daily movements. In addition, there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking

The proposed parking is considered acceptable and there should be sufficient space to turn within the site. It is considered unlikely that there would be an increase in on-street parking as a result of this proposal.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Jamie Brown

West Sussex County Council – Planning Services

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From: [REDACTED]
Sent: 06 May 2025 15:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number AL/26/25/PL at Nyton Stables Nyton Road Aldingbourne PO20 3TX

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

Regards

Jamie Brown

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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