

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	24 August 2020
LOCATION:	Nyton Rest, Nyton Farm Shop, Nyton Road, Aldingbourne, PO20 3TU
SUBJECT:	AL/61/20/PL Continued use of land for agricultural workers accommodation for a temporary period of 2 years comprising 14 No chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access, and associated works. This application falls in CIL Zone 3 (Zero Rated) as 'other development'.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on retrospective approval for continued use of land for agricultural worker accommodation for two years (from April 2020). The existing hardstanding area and wash/laundry room will also be retained.

It is proposed that 12 x chalets will be for agricultural workers and the 2 x remaining chalets for showpersons as per previously permitted use on site (AL/47/14 - showpersons accommodation). Vehicular access will be via the existing point with Nyton Road (B classified and subject to 50mph speed restriction in this location). The plans show that the access width and gate set back is suitable. From inspection of the plans and local and WSCC mapping, there appears to be no visibility issue at the point of access onto Nyton Road. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access within the past 5 years.

It is stated that the agricultural workers will work around Chichester and Arundel area. The Application Form states that each chalet comprises 3 x bedrooms and that 18 x car parking spaces are proposed yet the plans do not mark out the parking spaces. The type of vehicles anticipated is stated as cars and minibuses. Whilst the access and routes within the site appear sufficient for these types of vehicles it is unclear how many workers total will be accommodated on site and how many private car/ minibus movements are anticipated. Whilst there are some bus services running 500-600m of the site, there are no footways in this location to serve the bus stops and services to Chichester are infrequent. It is therefore anticipated that trips will predominantly be by vehicle and thus the applicant should clarify how many cars/minibus trips are expected daily both to and from the site. Will the proposed car parking spaces be provided on the hardstanding adjacent to each chalet?

Please ask the applicant for this additional information and re-consult.

Katie Kurek
West Sussex County Council – Planning Services