

**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2010**

Planning Application Reference:	AL/67/25/PL
Proposal:	Permanent planning permission for change of use to agricultural workers accommodation comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access with associated works. This application falls in CIL Zone 3 (Zero rated) as other development.
Location:	Nyton Rest Nyton Farm Shop Nyton Road Aldingbourne PO20 3TU
Date:	10th December 2025

Thank you for consulting Portsmouth Water on the above application. The Catchment and Environment Team have reviewed the relevant documentation and have the following comments.

Site Setting

The proposed site lies on bedrock consisting of Lambeth group with the principal chalk aquifer underneath. The site is 830m north of a public water supply. Superficial Head deposits are mapped across the site location. The proposed site is situated within the Source Protection Zone 2c for the local Public Water Supply Source. SPZ2c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. The confined aquifer is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Portsmouth Water's Position

Portsmouth Water have no objection in principle to the proposed development however we do have some concerns with regards to the provision of the foul drainage system.

Foul Water Drainage Strategy

The site is currently served by a treatment plant, with treated effluent discharging to the ground. We are not aware that this plant has an environmental discharge permit (EPR). Based on the number of properties and potential volumes, a permit is required. We advise the applicant contacts the Environmental Agency and applies for an Environmental Discharge Permit.

Specification details of the current package treatment works will be required along with volumes. We will review the details when we get notification of the permit application and provide specific commentary.

Condition

No development shall commence until such time as a scheme to dispose of foul water for that phase has been submitted to, and approved in writing by, the local planning authority in consultation with Portsmouth Water. The scheme shall be implemented in accordance with the timetable agreed as part of the approved scheme.

The scheme shall also include:

- details of how the scheme shall be maintained and managed after completion.*
- details of the sewage pipe work layout and specifications.*

Reason - *This is in order to manage the quantity of foul sewage and protect water resources.. In accordance with position G8 of Groundwater Protection: Principles and Practice, the applicant must use the highest specification pipework and designs to minimise leakage.*

Catchment Management Team
Portsmouth Water



From: Nicola Spencer on behalf of Planning.Responses
Sent: 11 December 2025 16:22
To: Planning Scanning
Subject: FW: [EXTERNAL] Planning Consultation on: AL/67/25/PL
Attachments: PW Response AL-67-25-PL Nyton Stables Aldingbourne.pdf

PL- Consultation -Portsmouth Water response

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Planning Services

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From: Catchment_Management [redacted]
Sent: 10 December 2025 16:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Dawn O'Neill <[redacted]>
Subject: RE: [EXTERNAL] Planning Consultation on: AL/67/25/PL

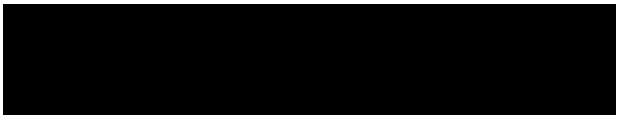
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Good afternoon,

Please find attached Portsmouth Water’s response to the above application, reference AL/67/25/PL at Nyton Rest Nyton Farm Shop Nyton Road Aldingbourne PO20 3TU,

Kind Regards,

Catchment & Environment Team
Portsmouth Water



08:30 – 16:45 Mon - Thurs
08:30 – 16:00 Friday

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To: **Portsmouth Water PLC**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

Application No: AL/67/25/PL
Registered: 11th November 2025
Site Address: Nyton Rest Nyton Farm Shop Nyton Road Aldingbourne PO20 3TU
Grid Reference: 492582 106193
Description of Works: Permanent planning permission for change of use to agricultural workers accommodation comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access with associated works. This application falls in CIL Zone 3 (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 11th December 2025 . You can also monitor the progress of this application through the Council web site:

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

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

PLCONSULT (ODB) 2020

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