

12th December 2025

Aldingbourne Parish Council
Aldingbourne Community Sports Centre
Olivers Meadow
Westergate
Chichester
PO20 3YA

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

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

Application No: AL/67/25/PL
Site Address: Nyton Rest Nyton Farm Shop Nyton Road Aldingbourne PO20 3TU
Description of works: Permanent planning permission for change of use to agricultural worker's accommodation comprising of 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.

Thank you for your internet representation made on 11th December 2025 which has been recorded as an objection with the comments as follows:

OWQC80235

The parish council objects to this application on the following basis. This site is currently allowed on a temporary basis and the parish council believe that before a decision is made to make it permanent then the following needs to be addressed:-

The site is on a main road, with no public footpath and no sustainable public transport in place for residents. Policy GA1 of the ANP, promoting sustainable movement, development proposals that increase travel demand will only be supported if it can be demonstrated that they intend to improve walking and cycling routes, they are located in places accessible to public and community transport or can contribute to the provision of these services, and that GA1.1 connections within the parish and to and from neighbouring villages must be encouraged. The application specifically states that accessibility is possible to all villages (which is not the case without the need for private transport) and that Norton is within walking distance to support this resident population, the parish council would like to state that there are no facilities or infrastructure at all in Norton.

The parish council also agrees with the concerns of the West Sussex Fire and Rescue Service in that there is no supply of water for firefighting purposes.

The Flood Risk Assessment, Drainage Strategy & Lidsey Drainage Impact Assessment prepared on behalf of Waigo Ltd, section 10.2.1 states that consideration has been taken to the residual risks stated in Section

9.1, however the parish council has concerns as there is extensive flooding in the parish at the moment and this report says the site has a permeable surface which is free-draining. Should extreme rainfall events occur which exceed the ground's capacity to drain efficiently, surface water flooding may occur. Given the flat nature of the site, this would likely result in localised ponding on site and although the site is identified as being at Very Low risk of surface water flooding groundwater investigation and monitoring has not been undertaken at the site. As such, groundwater levels on site are unknown. The parish council believes that this should be investigated further to identify the correct risk of flooding on the site and to ensure the drainage is fit for purpose.

To summarise the parish council would prefer that another temporary order be applied for a period of three years as previously agreed, so that measures can be put in place on the above concerns before a decision on change of use on a permanent basis is given.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>