

DECISION NOTICE

Application Ref: AL/67/25/PL

1 To Addressee

Cunnane Stratton Reynolds Ltd
Gainsboro House
24 Suffolk Street
Dublin
D2

2 Site Address

Nyton Rest
Nyton Farm Shop
Nyton Road
Aldingbourne
PO20 3TU

3 Description of Development

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan (received 05/02/26).
New Layout 2026 (received 05/02/26).
Proposed Sections ref 1483-04 Rev A.
Fire Tender Plan (received 13/02/26); and
The Proposed Lighting Plan ref 1483-04 previously submitted with AL/94/22/PL.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies C SP1, D DM1, QE SP1 and T SP1.

- 2 With the exception of caravans 1 and 2 which are to be occupied by travelling show persons in a management/site warden capacity, the remaining caravans shall not be occupied otherwise than

as by a person or persons presently employed in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 (as amended).

Reason: The site lies in an area where permission for development unrelated to the essential needs of agriculture would not normally be granted in accordance with Arun Local Plan policies SD SP2 and C SP1.

- 3 Within 3 calendar months of this permission being granted, the applicant shall submit full details of the method in which foul sewage is treated at and disposed of at the site to the Local Planning Authority for approval in writing. The scheme shall also include details of how the treatment plant is maintained and managed, and details of the installed sewage pipe work layout and specifications. Should any modifications be subsequently required to the existing system then these shall be implemented within a further period of 4 months following approval of the details and permanently retained thereafter.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage and that there is no impact on protected groundwater supplies in accordance with Arun Local Plan policies W DM1 and W DM3.

- 4 Within 3 months of planning permission being granted, the owner/applicant shall submit details of a water tank for approval in writing by the Local Planning Authority. This must be located broadly in the position indicated by the "New Layout 2026" drawing and must provide a supply of water for firefighting to meet with the requirements of The Building Regulations 2010 (as amended) Approved Document B - Volume 1, B5, section 14. The submitted details shall include the amount of water the tank will hold and details of the connection and isolating valve. The agreed water tank shall be provided within 3 months of the approval of details and thereafter retained in perpetuity. Once the tank has been provided the applicant/owner must notify WSCC Fire and Rescue so that they are able to add it to their operational mapping and visit the site to mark up the location.

Reason: In the interests of amenity and in accordance with Arun Local Plan policies D DM1 and T SP1 and with reference to the Fire & Rescue Service Act 2004.

- 5 Within 3 months of planning permission being granted, the owner/applicant shall attach Class 1 fire rated cladding to caravans nos. 3, 4, 7, 11, 12, 13 and 14. No non-fire rated materials or equipment shall then be kept between the caravans. The cladding shall thereafter be permanently retained in a condition that ensures its continued fire-retardant properties.

Reason: In the interests of amenity and in accordance with Arun Local Plan policies D DM1 and T SP1 and with reference to the Fire & Rescue Service Act 2004.

- 6 Within 3 calendar months of this permission being granted, the applicant shall submit to the Local Planning Authority for approval in writing, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the "Biodiversity Enhancement Statement" (ref 25-072, 09 October 2025 by AEWC). The agreed enhancement measures shall be implemented in accordance with the approved details within a further period of 4 months following approval of the details and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted

positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

INFORMATIVE: An Environmental Discharge Permit is required for the package treatment plant and consent will be required from the Environment Agency. Should you not be in possession of one already then please contact the EA to obtain one. More information is available at: <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **18th February 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).