
FW: AL/67/25/PL Nyton Rest SUB PLAN REQUEST

From Simon Davis <Simon.Davis@arun.gov.uk>

Date Tue 13/01/2026 09:43

To Planning.Responses <Planning.Responses@arun.gov.uk>

 1 attachment (74 KB)

D2416 Parish Council Objection Response.pdf;

Hi,

Please can you upload:

- the email below as Application Correspondence "Planning Response to Parish Council objection"
- the attached letter as an additional document "Flood/Drainage Response to Parish Council objection"

No consultation required.

Ta
Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
T: 01903 737874
E: simon.davis@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Eamonn Prenter <[REDACTED]>
Sent: 13 January 2026 09:08
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: AL/67/25/PL Nyton Rest

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Dear Simon,

Thank you for your email of Friday 19th December 2025.

We have already agreed to an extension of time for the determination of this application. Please see my email of the same day regarding our agreeing to that extension.

Background to the Application

The applicant runs a 'tight ship' on site and have operated the very same subject development without cause for complaint over a period of 6 years. A rolling 3 year temporary period of planning permission is of limited value to our client and the absence of a permanent permission undermines their confidence in investing further in the site through upgrade or updating the mobile homes in question. They would also like to enhance the landscape of the existing site but could only do so with the reassurance of a permanent planning permission. They would also like to offer residents longer contracts but are reluctant to do so with only temporary planning permissions in place.

We note that the application will be going to the February Planning Committee with a recommendation to grant planning permission. Please see our response to the 3 no. key issues raised by the Parish Council with a general comment about their position on this application and how the merits of this planning application would indicate that a permanent planning permission should be granted in this instance.

Inadequate access and no sustainable public transport

The same concern was raised previously by the Parish Council in the determination of the two prior temporary permissions. In the meantime, the use of the site has operated without any complaint and without accident. It is simply not possible to provide footpaths in every instance to service developments and this is particularly the case where sites are located in an urban or peri-urban location as in this instance. As far as our client is aware there have been no reports of any residents of this site walking along the site of the road in the 6 no. years covering the period of the 2 no. temporary planning permissions previously issued.

The accommodation provided is not family accommodation but is for individuals working on farms and in agricultural processing. This means that there are no requirement to provide transport to creche schools etc. Transport to and from work is through private coach hire, and minibus laid on by the residents employer, and through car pooling for which it should be noted that there is provision for 4 no cars in the proposed to be retained car parking layout. Medical appointments and social activity can be accommodated through taxis. Shopping is undertaken on the way to and from work via private coach hire or minibus laid on by the residents employer. Please note there is also the opportunity to purchase groceries through home delivery like a significant and ever growing proportion of the British population where this cannot be achieved through private coach hire to and from work. Purchases can also be made online for other items through Amazon and other internet providers where shopping cannot be conducted locally. The prospective residents of the subject development do however, contrary to what is alleged by the Parish Council, do contribute to the sustainability of local services and certainly make a meaningful contribution to the local economy and to the important agricultural workforce which is such an important part of the south of England economy.

There is Inadequate Supply of Water for Firefighting

The applicant's fire consultant has spoken to the West Sussex Fire Survey and they are working towards agreement on a solution to ensure that the Fire Services requirements are met. We expect this to be confirmed in the text few days. Rather than delay this response to the Parish Council's objection please consider this submission and we will send you on a note on the agreed position between the applicant Fire Service. We are informed by our client's consultant they expect all concerns on this matter to be resolved this week and we will further email you thereafter.

Flooding and Surface Water

A concern is expressed by the Parish Council that the site is prone to flooding and there is likely to be ponding on site. It is further alleged that ground water investigation and monitoring have not been undertaken on site and that the correct position on flooding on site has not been ascertained.

Please see the attached letter from BP Civils engineers on behalf of the applicant. That letter states clearly that there is no history of flooding on the application site. As indicated in the flood risk assessment originally accompanying the planning application the site is located within flood Zone 1 and consequently identified as being at 'very low' risk of surface water flooding. Any flooding that could possibly occur, not that it has ever occurred, would be confined to just this site. Any ponding that would potentially occur, would in the opinion of BP Civils, regress as ground conditions would allow.

Finally, BP Civils notes that the District Council's drainage officer has raised no concerns or objections instead acknowledging that *'the permeable surface is considered to be existing and the application poses no significant change which would affect surface water drainage on or offsite'* and that *'the reuse of the existing permeable surface is acceptable.'*

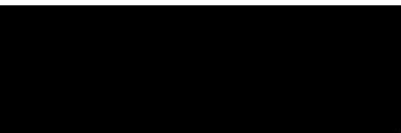
Context for the Parish Council's Objective

The Parish Council raise no new issues from the 2 no. previous determinations of the same development granted planning permission on a temporary basis. They again ask for a further temporary grant of permission. We note there is no recommendation for a refusal and we believe there is no valid reason for withholding permanent permission in this third instance when no complaint has been received over the 6 year plus period of the two previous temporary planning permission. To further grant temporary permission serves no planning purpose in this instance and is clearly unjustified.

If anything else arises please do not hesitate to contact me.

Many thanks,

Eamonn



Eamonn Prenter MIPI MRTPI
Director

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN
Dublin, Cork & Galway
www.csrlandplan.ie

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: Friday 19 December 2025 16:43

To: Eamonn Prenter <[REDACTED]>

Subject: AL/67/25/PL Nyton Rest

Dear Eamonn,

I hope you are well and looking forward to Christmas.

I had intended to issue this under delegated powers by the 6th of January. However, we received a Parish objection on the 12th and so we will have to take this to our planning committee. The next one is 14 January, but reports must be written by end of Monday 22/12, and I am already up against it trying to get a report done for then. So, I'm afraid, this will therefore have to go to the February Meeting (18/02) instead. I will be recommending approval. I would be grateful if you can agree Extension of Time until 20/02/25. It would also be helpful if you could provide a response to the Parish comments, as set out below:

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

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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.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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