

Planning, Design and Access Statement

In accordance with DCLG Circular 01/2006 Section3

Site Address: Nyton Stables, Nyton Road, Aldingbourne

Site and Surroundings

The application land is located on the west of Nyton Road (B2233). Nyton Road merges with Arundel Road (A27) to the north-east which is approximately 0.5 kilometres from the site. Arundel Road is a major distribution road which links Chichester to the east and Arundel to the west. The site has a frontage of some 67 metres to Nyton Road, and has a safe, easy and convenient access via Nyton Road.

The land is positioned at a lower level than Nyton Road by approximately 1.0 metre. It is relatively level agricultural land and currently used for grazing of horses and showpeople's site. The land is located in the open countryside and has no other designations on the Arun District Local Plan Proposals Map.

The site is located outside of Flood Zones 2 or 3, as defined on the Strategic Flood Risk Assessment carried out by the Council.

Proposal

A retrospective planning application seeks permission to retain earth bund on the southern boundary of the site.

The earth bund has been created through the implementation of planning permission AL/119/10. The site has been levelled and top soil has been placed on part of the southern boundary. The earth bund creates a buffer zone between the neighbouring plot and screens the site effectively from the southern boundary.

Landscaping

The earth bund is softening the appearance of the operational development on the site, and result in an improvement of boundary screening.

Scale

It has L-shape and measures approximately 48.76 m (160' L) x 18.2 m (60'ft W) x 4.26 m (14' ft W) and 2.75 m (9' ft H).

Appearance

The application land has been very well maintained over the years, and the trees planted behind the fence line within the site have grown and screen the site very effectively. Due to the application site's location and siting, the earth bund has very limited or no visibility from passing traffic on Nyton Road. The retention of the earth bund would not cause any material harm to the visual amenity of the area.

Access

The site has a safe, easy and convenient access from Nyton Road that would remain unchanged.