

From: Nicola Oktay on behalf of Planning.Responses
Sent: 25 November 2025 11:48
To: Planning Scanning
Subject: FW: Objection to AL/107/25/PL

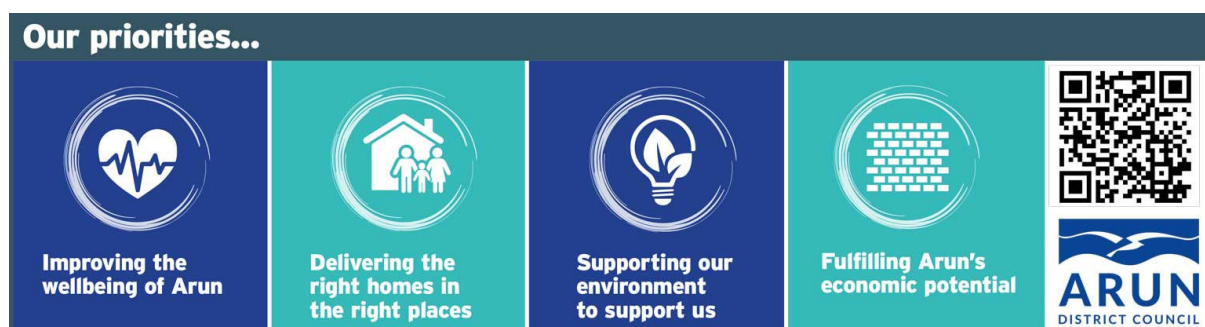
REP

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 24 November 2025 17:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to AL/107/25/PL

From: [REDACTED]
Sent: 24 November 2025 17:28
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Objection to AL/107/25/PL

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Dear Mr Davis

Please would you register this as an objection to planning application AL/107/25/PL.

The Proposed Site Plan shows all the following points will be a nuisance, annoyance & disturbance;

- LGV Parking is situated alongside the fence which provides privacy for The Old Stables. Drivers are high up and will be able to look into the garden creating continuous & constant privacy, security & disturbance risk. Engines running, doors slamming, music blaring, telephone conversations, etc.
- Secure cycle storage is situated alongside the same fence, we all know that this is really an area for smokers as no one will use the cycle shed for cycles. So then along having the issues of LGV parking there will be the risk of continuous smokers' smoke, vaping and chatting coming over the fence
- Electric vehicle charging points, what about the fire risk and white noise that this will create?

3.

Arun District Council (ADC) have a duty of care and should be mindful when making decisions on this application, if they were to approve this application this would result in a breach of privacy & overshadowing and could be challenged through judicial review. There could be a breach of the Human Rights Act. Article 8: Right to Respect for Home and Private Life. In Fearn v Tate (The Supreme Court) it was suggested that planning authorities may need to assess the potential impact of causing an overlooking nuisance on future developments before granting planning permission to avoid this type of situation from reoccurring. There is no guarantee that lack of foresight by planning authorities will be tolerated by the courts in future.

The proposed barn will be located approx. 8m due south from the rear boundary of The Old Stables, a single-storey dwelling. The proposed barn would be approx. 8m high with large glazed elevation directly looking into The Old Stables. The proposed barn with or without these windows would have an overbearing presence and overshadowing on the main living rooms of the property together with the private rear garden of the property. This

will severely affect the residential amenities and create an unneighbourly development completely out of character in the Conservation Area and so close to residential properties. The Old Stables would be in the shade for most of the year given the height and proximity of this proposed development

What if there is a fire, the building being only 8m away together with being 8m in height? This barn could be used for anything, no guarantee that Biodot will be the end users and no guarantee as to what is stored within the building.

The site plan overlay and statement refer to a barn which was fire damaged in 2006, since demolished and use this as support for this proposed application. This barn was demolished years ago prior to the conversion of the redundant farm to residential units/tourist accommodation units/offices in 2008 under planning application AL/92/08. At that time the tennis court had already been erected. Therefore the use of the long since demolished barn which was destroyed in a fire as evidence to support the application is misleading and wholly inappropriate and should be ignored. It was a working farm, the use of the site has changed and is predominately residential with the existing offices located furthest to the west on the plot. This proposed building would have a negative impact upon the Conservation Area and to the adjacent residential properties.

The proposed plans show 40 parking spaces (in addition to the 40 already there), I feel that the Transport Statement and the Travel Plan are seriously misleading and incorrect. If this application was successful under full occupancy the traffic movements would be hugely greater having a major impact in the Conservation Area and to the residential properties. The Transport Statement quotes that people already cycle to the offices but to my knowledge no-one cycles there at present even though there are local people employed by Biodot.

This proposed development does not accord with the principles and policies of the Aldingbourne Neighbourhood Plan, it conflicts with; EH9.1, EH9.2, EH1, EH2.2, EH2.3, EH8.1/2/3/4/5, EH10.1 & EH12.1.

I can see nothing regarding any contamination reports. This site was a dairy farm and it is highly likely that it is contaminated with animal waste and general landfill. Works there recently showed evidence of some landfill including tyres.

The planning consultant states that she has been in contact with Aldingbourne Parish Council along with the Ward Councillor regarding this application, both parties have no recollection of such contact. Why is the planning consultant being misleading again?

She implies that the application was given 'the nod' during the pre-app stage, has it?

This planning application stinks of malice. Whoever thinks this is remotely acceptable really should be thinking whether they're ok with ruining people's lives?

I wish to make this non-material comment – the current application site has the following restrictive covenant 'Not to deal or permit to be suffered to be done anything in or upon the Property that may be or may grow to be a nuisance annoyance or disturbance to the Transferor and his successors in title the owners or occupiers for the time being of any part of the Adjoining Land.'

I believe this application is entirely inappropriate for the following reasons;

- A significant departure from the Development Plan
- Does not accord with the principles and policies of the Local Plan
- Outside of the built up area boundary
- Does not accord with the principles and policies of the Aldingbourne Neighbourhood Plan
- Compromises and adversely affects the Norton Lane, Norton Conservation Area
- Is inappropriate in terms of location, form and scale
- Overdevelopment of the site
- Harmful impact on a quiet rural lane
- The effect on the character and appearance of the area
- Is non-compliant with several planning policies
- Detrimental impact on neighbouring properties including loss of light, physical dominance, overlooking, security issues etc
- Inadequate site entrance already causes delivery problems which impact on the flow of Norton Lane by causing blockages, damage to verges – this proposal will make these problems greater

12.

I therefore request that Arun District Council refuse this application.

Regards

Frances Newman

The Old Stables, Old Dairy Lane