



**Harvests  
Norton Lane  
Norton  
Chichester  
West Sussex  
PO20 3NH**

20<sup>th</sup> November 2025

Dear Sir or Madam

**Objection to Planning Application – AL/107/25/PL**

Proposal:

Demolition of existing tennis court and erection of a commercial building (within Use Class E(g)), parking, landscaping and other associated works. This application is a departure from the Development Plan, affects the character and appearance of the Norton Lane, Norton Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

Location:

Land at West Barn Old Dairy Lane Norton PO20 3AF

I note the Planning Application (AL/107/25/PL) advertised on the Arun District Council website (List date: 31<sup>st</sup> October 2025 and Advertised date: 6<sup>th</sup> November 2025).

My property 'Harvests' adjoins the proposed development site and I therefore have a keen interest in the proposal and its' location, design and form.

There has been a succession of three previous Applications on this site (see 'Planning History' below) all of which were refused on Appeal to the Planning Inspectorate.

AL/79/14/PL	October 2014	REFUSED (APPEALED)
AL/59/16/PL	May 2016	NON DET APPEAL (APPEALED)
AL/70/20/PL	September 2020	REFUSED (APPEALED)

A number of local residents, myself and the Parish Council objected to the three previous Applications, two of which were refused by Arun District Council. The third went to Appeal on Non-Determination by the required date.

I continue to **most strongly object** to this inappropriate revised proposal which has now been submitted as AL/107/25/PL.

Although the latest application is for business use rather than residential, the location, design and form remain largely the same. In fact, the impact is greater than previous applications. The points of objection to the previous three applications remain relevant to this fourth application.

I consider the proposal to be a radical and unacceptable departure from the Development Plan. The proposal is a significant overdevelopment of a rural site and will detract significantly from the character of the Norton Lane, Norton, Conservation Area. Furthermore, the proposal is in contravention of a number of planning policies.

I have described below the grounds for my objection and trust that the Case Officer (Mr. S. Davis) will consider these points when preparing his Officer's Report.

For ease of reference, I have outlined my representation with the following structure;

- 1) Planning History
- 2) The Current Application
- 3) Grounds for Objection
- 4) Conclusions
- 5) Recommendation

## **1) Planning History**

When examining this Application, it is critically important to review the planning history of this site and the repeated Applications to construct 6 No Mews properties. The current Application is for a commercial building which as expressed above is of greater impact than previous Applications

It is interesting to note the following text contained in Planning Practice Guidance (PPG):-

*'.. the intention of, over time, wearing down opposition to proposed developments.'*

The history of this proposal is summarised below;

**AL/79/14/PL  
REFUSED (APPEALED)**

Case Officer: Mr S Davis

Received 10-10-14

Validated 27-10-14

Mews of 6 No. two storey low rise live work studios. This application is a Departure from the Development Plan.

West Barn Old Dairy Lane Norton PO20 3AF

**Arun District Council - Decision Notice 26/06/15**

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

1 The proposal by virtue of its density, terraced form and backland nature, is considered to represent an overdevelopment of this quiet countryside location, would damage the character and visual amenities of the low density settlement and the landscape to the west by virtue of the relocated parking spaces for West Barn. It is therefore be contrary to policies GEN3 & GEN7 of the Arun District Local Plan and C SP1 & D DM1 of the Arun Local Plan 2011-2031 (Publication Version).

2 The proposed development is located outside of the defined built up area boundary and in an unsustainable location having regard to the distance of the site from bus stops, local shops & the lack of footpath access to such and therefore, the occupiers of the site would be reliant on the private car. The proposal is therefore considered to be contrary to policies GEN2, GEN3 & GEN7 of the Arun District Local Plan, policies C SP1, T DM1 & SD SP2 of the Arun Local Plan 2011-2031 (Publication Version) and paragraphs 17 & 34 of the National Planning Policy Framework.

**The Planning Inspectorate - Appeal Decision 15/12/15**

Appeal Ref: APP/C3810/W/15/3134557

by Andrew Steen BA(Hons) DipTP MRTPI

**APPEAL DISMISSED**

**AL/59/16/PL**  
**NON DET APPEAL (APPEALED)**

Case Officer: Mr S Davis

Received 20-05-16

Validated 20-05-16

Mews of 6 No.2 storey low rise live work studios. Resubmission of AL/79/14/PL. This application is a Departure from the Development plan & affects the character & appearance of Norton Lane, Norton Conservation Area

West Barn Old Dairy Lane Norton PO20 3AF

**Arun District Council – Officer’s Report 25/10/16**

**SUMMARY:**

Paragraph 14 of the NPPF states that in cases where relevant policies in the development plan are out of date, then permission should be granted in accordance with the presumption in favour of sustainable development unless - "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted".

It is considered that the adopted Local Plan is out of date and that given the 5 year housing land supply issue, the emerging Local Plan has only very limited weight. The Neighbourhood Plan has not yet been formally 'made' but is at a very advanced stage and as such should be afforded a significant amount of weight. Policy EH1 is relevant to this application and states that development will only be permitted outside the built up area boundary where it benefit the economy. The applicant has not submitted any detail as to the likely benefits of the scheme and as such it is not possible to determine whether the proposal is in accordance with EH1.

In any case, it is not considered that this is a sustainable site and that as such, residents will be car reliant. Along with the harm to the character of this rural area arising from the extension of the car park into the open land west of the barn (and the formalisation of the adjacent open grassed area), it is considered that the proposal fails the environmental aspect of sustainable development and that these adverse impacts outweigh and benefits that the scheme will bring.

Regard should also be had to the dismissal of the previous appeal application - and the fact that this scheme is not significantly different to that. It is therefore recommended that permission be refused in accordance with the following two reasons.

**RECOMMENDATION**

**REFUSE**

- 1 The proposed extension of the existing parking area beyond the western elevation of West Barn, into the adjacent land and the formalisation of the adjacent grassed area will cause harm to the character and appearance of this rural area contrary to paragraphs 7, 14 & 17 of the National Planning Policy Framework, Policy GEN7 of the Arun District Local Plan and Policy EH1 of the Aldingbourne Neighbourhood Plan.
- 2 By reason of the site's unsustainable location outside of the defined built up area boundary, its distance from bus stops & local shops and the lack of footpath access to such; the proposal will be car reliant and this will result in environmental harm contrary to policy GEN7 of the Arun District Local Plan, policies GA1 and EH1 of the Aldingbourne Neighbourhood Plan and paragraphs 7, 14, 17 & 34 of the National Planning Policy Framework.

**The Planning Inspectorate - Appeal Decision 09/02/17**

Appeal Ref: APP/C3810/W/16/3154760

by Grahame Gould BA MPhil MRTPI

**APPEAL DISMISSED**

**AL/70/20/PL  
REFUSED (APPEALED)**

Case Officer: Ms M Tomalova  
Received 16-09-20  
Validated 16-09-20

Residential Mews consisting of 6 No dwellings. This application may affect the Norton Lane, Norton Conservation Area, may affect the setting of a listed building, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable.

West Barn Old Dairy Lane Norton PO20 3AF

**Arun District Council - Decision Notice 19/02/2021**

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

- 1 The development would result in the introduction of a residential use outside of the built up area boundary which would result in the future occupants being reliant upon private motor vehicle for day to day needs; contrary to paragraph 8 of the National Planning Policy Framework and Policies SD SP2 and C SP1 of the Arun Local Plan and Policies H1 and EH1 of the Aldingbourne Neighbourhood Development Plan .
- 2 The application site is in close proximity to the heritage assets where the applicant is required to submit an appropriate heritage assessment. Insufficient information has been provided by applicant to enable the Local Planning Authority to consider the impact on the significance of any heritage assets. Therefore the proposal fails to accord with Arun Local Plan policies HER SP1 and HER DM3 of the Arun Local Plan and Policy EH9 of the Aldingbourne Neighbourhood Development Plan and with paragraph 189 of the National Planning Policy Framework.

### **The Planning Inspectorate - Appeal Decision 13/12/21**

Appeal Ref: APP/C3810/W/21/3275037

by S Edwards BA MA MRTPI

**APPEAL DISMISSED**

There is significant precedent for refusal here.

I objected to the first Application AL/79/14/PL on 29<sup>th</sup> November 2014, the amended Application AL/79/14/PL on 26<sup>th</sup> April 2015, the subsequent repeat Application AL/59/16/PL on 20<sup>th</sup> June 2016 and the following repeat Application AL/70/20/PL on 18<sup>th</sup> October 2020 as did a number of local residents.

I also note that in a letter from the Arun District Council Chief Executive (Mr. N. Lynn) to the Rt Hon Nick Herbert MP of 26<sup>th</sup> January 2015 regarding a previous Application Mr. Lynn states: -

*'The application site lies outside of the built up area settlement boundary and as such lies in countryside. Further, the proposal is not for a type of development that would be considered acceptable within the countryside'.*

I wholeheartedly concur with this view.

## 2) The current Application

### **AL/107/25/PL**

Case Officer - Mr S Davis

Received 20-10-25

Validated 27-10-25

It is noted that the applicant has issued the site owner (see previous applications) with an Article 13 Notice.

Also noted is the declaration that the proposed level of fulltime employees is 5 whereas 36 additional car parking spaces are proposed.

There are several issues to consider within the Application (AL/107/25/PL)

### **2.1) Consultation**

Within the document 'Planning Supporting Statement (incorporating Statement of Engagement)'

'Statement of Engagement

In accordance with national and local policy and guidance, community and stakeholder engagement has been undertaken. This includes;

- Pre-application discussions with the Local Planning Authority
- Engagement with Aldingbourne Parish Council and Ward Councillors
- Community Consultation'

The document goes on to state;

#### **Engagement with Aldingbourne Parish Council and Ward Councillors**

Aldingbourne Parish Council and the Local Ward Members were identified as key stakeholders. Information was provided setting out the plans and details of the proposals. Comments were invited over a two week period. In addition a phone call to discuss the proposals through further, was also offered over this period.

However, it was confirmed by members of the Aldingbourne Parish Council Planning Committee at their meeting on Tuesday 11<sup>th</sup> November that they had not been consulted.

The document also advises;

#### ‘Public Consultation

Considering the scale and siting of the development it was considered that the most appropriate way to engage public consultation was through letters being sent to the neighbouring properties who would be directly affected by the proposal.

An information pack which included a letter setting out an overview of the proposal, along with plans and elevations of the proposal was sent to 19 neighbours, as identified on the map below. Feedback was requested over a 2 week period in which a summary of the comments received are set out below.’

The letter and ‘information pack’ consisted of a two-page letter with diagrams which were unreadable. I requested a larger-scale copy which was supplied. A neighbour requested a site visit so that we could view the proposal in context but this was refused.

I cannot concur with the following statement contained in this document;

‘In summary, the applicant has actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and the local guidelines as set out in the Councils SCI. The pre-application engagement has ensured that the local residents and key political stakeholders are well informed of the proposals. As such, the applicant considers that the pre-application engagement undertaken has been timely, meaningful and effective.’

## **2.2) Restricted entrance to Old Dairy Lane**

The entrance between two brick gate pillars to Dairy Lane is only 3.44m in width. There are 2No parking spaces for the residential property ‘Long Barn’ (Formerly known as ‘The Hovel’) adjacent to the entrance on the left-hand side whilst the property ‘East Barn’ (first on the left in Dairy Lane) also has 1No private parking space. These parking spaces restrict vehicle movements into Dairy Lane (see Plate 1). This is certainly insufficient to permit two vehicles to pass simultaneously and creates a current access issue even without the additional traffic movements associated with this proposed development. It is also important to note that the applicant does not own the brick pillars of the gateway neither does the owner of the tennis court.

Furthermore, the entrance to the proposed West Barn development site is immediately opposite a listed building (Letterbox Cottage) and increased traffic flow including the difficulty of maneuvering vehicles will have a potentially detrimental effect on this listed building.

*Plate 1 – Photograph highlighting the restricted access to the proposed West Barn development owing to narrow gateway and private parking space at the property 'East Barn and 'Long Barn'. Note the white vehicle in the East Barn private parking space and the black vehicle in one of the two 'Long Barn' private parking spaces.*



This restricted access will cause issues of traffic 'backing up' into Norton Lane and potentially hamper the access of emergency vehicles.

Even before any additional development (which includes 36No additional car parking places and 2No LGV spaces) there are current problems in Norton Lane. Large delivery vehicles cannot access the site and resort to parking in Norton Lane opposite Letterbox Cottage. From there a forklift truck is used to carry the deliverables along Dairy Lane into the West Barn site. This leads to obstructions in Norton Lane (see Plates 2, 3 and 4 below).

*Plate 2 – Photograph showing a delivery vehicle parked outside ‘Long Barn’ and opposite ‘Letterbox Cottage’ being forced to deliver by forklift truck owing to the inadequate access to the West Barn Site (10:20am 3<sup>rd</sup> October 2025)*



*Plate 3 and 4 – Photographs showing a delivery vehicle parked outside ‘Letterbox Cottage’ being forced to deliver by trolley owing to the inadequate access to the West Barns site (9am 19<sup>th</sup> November 2025)*



### **2.3) Narrow width of Norton Lane**

It is also important to consider the narrow width of Norton Lane which does not benefit from either street lighting or pavements. This of course adds to the rural character of the Conservation Area but does not lend itself to significant development.

Norton Lane is a narrow country Lane, a 'quiet lane' with a 20-mph speed limit.

*Plate 5 – photographs highlighting the narrow width of Norton Lane.*



### **2.4) Overall nature of the site**

The location and setting of the existing tennis court is not appropriate for this scale of development. The impact of a large two-story building on neighbouring gardens and residences would be unacceptable.

*Plate 6 – aerial photograph (not current) showing tennis court and neighbouring gardens and residences.*

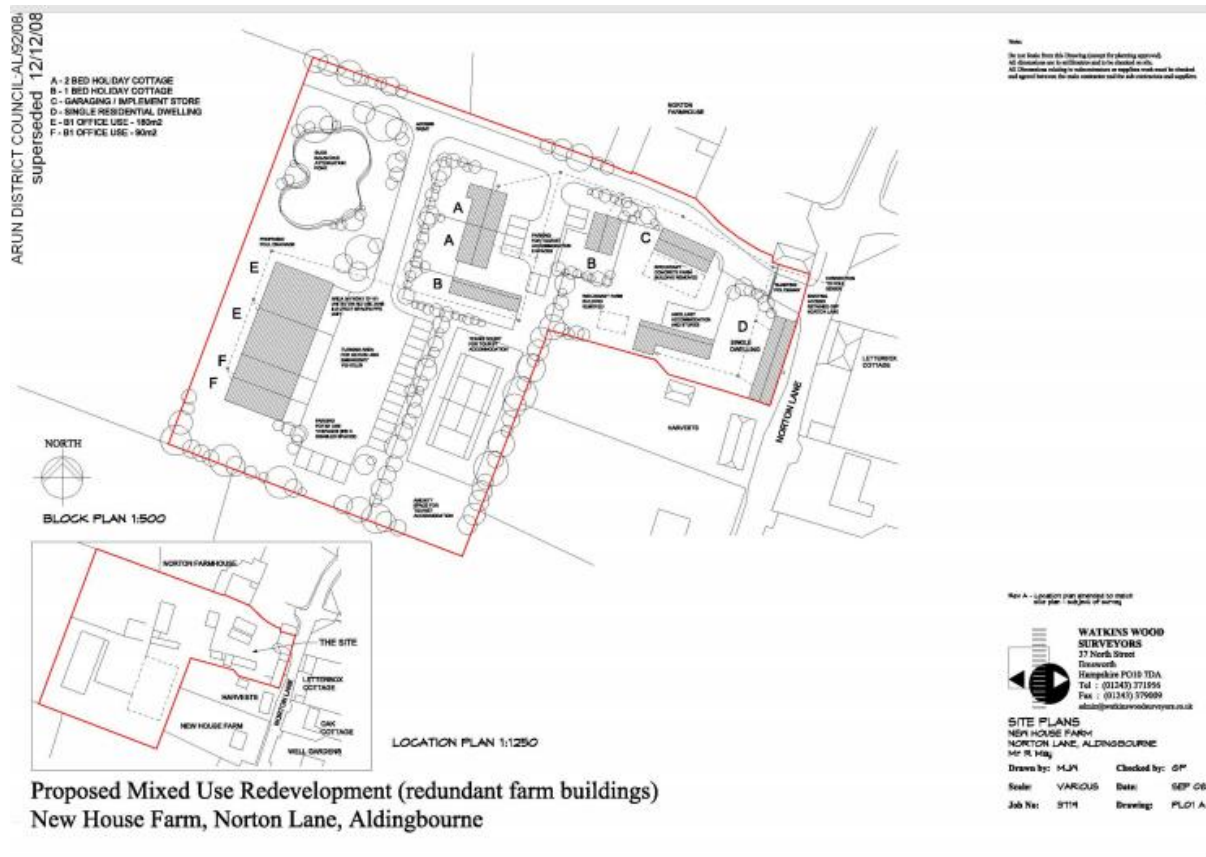


*Plate 7 – More recent aerial shot (taken from the Planning Application) showing the proximity of the tennis court (and hence the proposed two-story building) to the rear gardens of four adjacent properties*



The Applicant contends that an historic barn which preceded the tennis court is reason to permit a new building on this site but the granting of a previous Application AL/92/08/ essentially removed this former barn structure and replaced it with the tennis court. There has been no building at this location for circa 20 years.

*Plate 8 – Extract from Application AL/92/08/ which replaces a former barn with a tennis court (NB the barn burned down in the mid 2000's).*



### 3.0) Grounds for Objection

#### 3.1) The negative impact on the character and appearance of the Norton Lane, Norton, Conservation Area

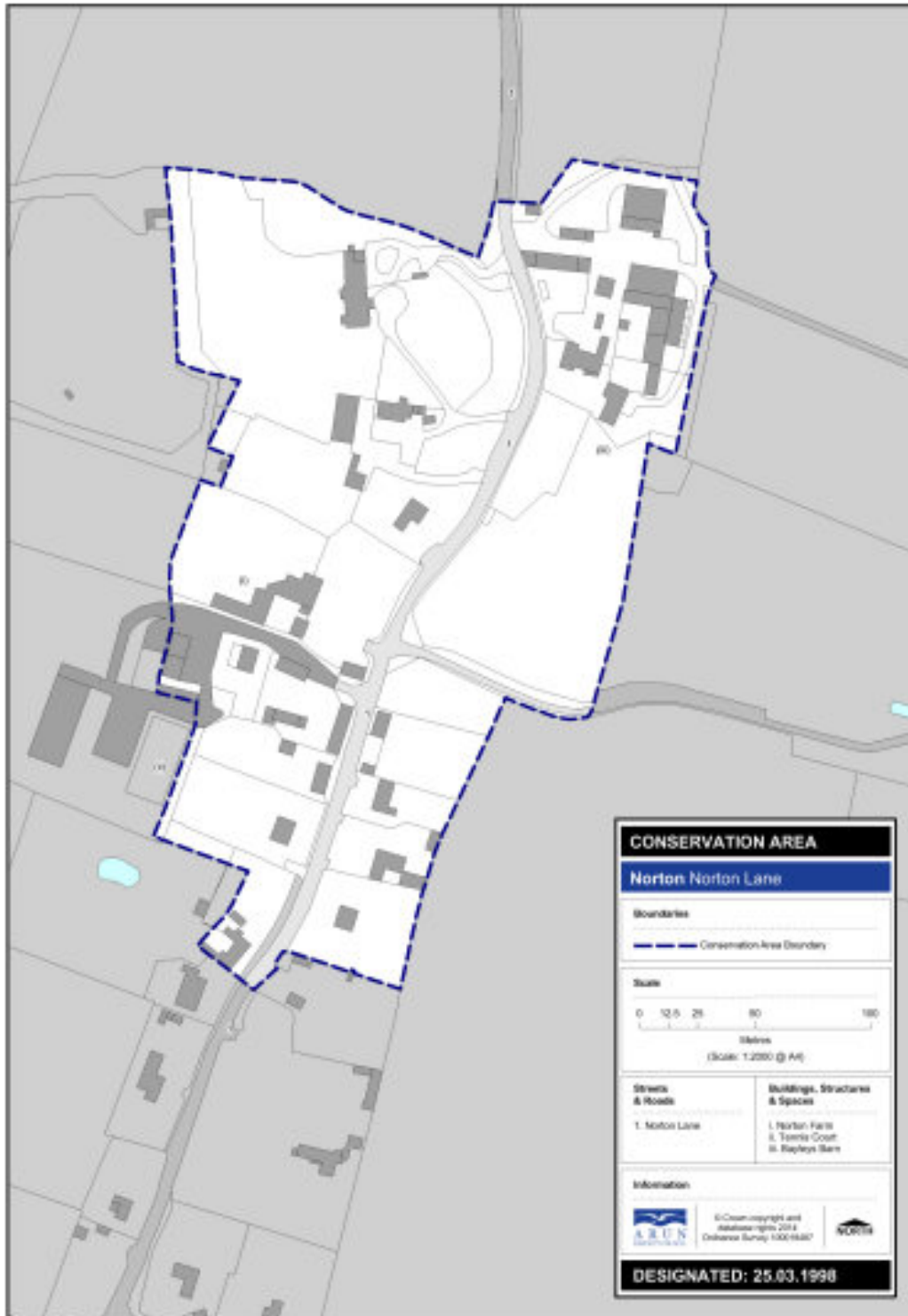
Norton Lane, Norton is a rural community consisting of circa 30+ residential properties. A substantial area of Norton is designated as a Conservation Area and there are a number of listed properties.

*Plate 9 – Photographs highlighting the rural nature, character and appearance of the Norton Lane, Norton Conservation Area and Norton Lane in general.*



*Plate 10 (overleaf) reveals the proximity of the development to the Norton Lane, Norton Conservation Area and note in particular that the vehicular access to the site crosses the Conservation Area and emerges onto Norton Lane opposite a Listed Building (Letterbox Cottage). This proposal will undoubtedly have a significant and unacceptable adverse effect on the character and appearance of the Conservation Area.*

*Plate 10 – Arun DC Map of Norton Lane, Norton Conservation Area. The current tennis court is actually listed in the key to the map and the marked boundary of the Conservation Area runs along the edge of the tennis court.*



*Plate 11 – Description of the Norton Conservation Area*

**NORTON CONSERVATION AREA**

*Description of the Character & Appearance of  
the Conservation Area*

Norton is a small rural settlement lying to the south of A27 between Tangmere and Fontwell.

There is a variety in building form, style, age and materials. Although generally street fronted there is an informality of layout; some of the larger buildings e.g. Norton House and East Norton Farm House being set well back in their own extensive grounds. Space between buildings is important to the rural character of the settlement. So too is brick and flint boundary walling of various heights, mature hedges and trees and verges. A series of gentle curves in Norton Lane provide a pleasant and attractive sense of enclosure.

Within the Conservation Area the open spaces between Letterbox Cottage and Norton Grange Farm contribute to the rural character and setting of the settlement.

The map in Plate 10 above clearly shows that the boundary of the Conservation Area runs along the edge of the tennis court. Presumably it was constructed to sit just outside of the boundary.

However if we consider Plate 12 below which is an extract of a plan submitted with the Application, we can clearly see that the proposed new building encroaches beyond the edge of the tennis court and hence is within the Conservation Area.

The Conservation Area extends into the eastern boundary of the site by circa 5.0 m which is clearly visible in Plate 12.

*Plate 12 Extract from Substitute Plan submitted on 11/11/25 (Proposed Site Plan Rev D) clearly shows that part of the proposed building lies within the Conservation Area*



### 3.2) Non-Compliance with Local Plan policies

This proposal is a radical and unacceptable departure from the Development Plan.

Areas suitable for development are appropriately identified in the Local Plan planning process. The Norton Conservation Area and its environs should not be considered for such development.

The Arun Local Plan (2011 – 2031), Adopted 18<sup>th</sup> July 2018

Application AL/170/25/PL does not accord with the principles and policies of the Local Plan.

Application AL/170/25/PL is at variance with the following extracts taken from the Local Plan;

#### Policy SD SP1a

##### Strategic Approach

- c. provide for growth of the sustainable villages whilst maintaining their setting within the open countryside.
- f. provide for development in the countryside area which reflects its character and role as the coastal plain, with green wedges separating urban areas, high quality agricultural land and environmental assets.
- h. support development which protects, conserves and enhances built heritage.

**7.1.5** Key to the protection of the countryside and landscape is the identification of the Built up Area Boundary – a policy definition which defines urban areas from that of the countryside. Development outside this will be permitted where it is in accordance with the criteria specified in Policy C SP1 so that the countryside is recognised for its intrinsic character and beauty. This is supplemented though the policy provision for Green Infrastructure and Gaps Between Settlements, where the intention is to maintain and enhance the existing network of Green Infrastructure assets and prevent coalescence of settlements.

**7.2.1** The Council seeks to protect the natural environment by strictly controlling development in the countryside. Countryside is an important designation encompassing those areas of the District which are outside the limits of the existing built development. For the purposes of this Plan it is defined as all land outside the defined Built-Up-Area-Boundary.

**7.2.5** In recognising the importance of the natural environment, Arun District Council has identified a 'Built-Up-Area-Boundary' which will strictly control development in the countryside. This boundary, which is outlined on the Proposals Map:

1. defines those areas within which planning permission will normally be granted for new development, subject to the Local Plan policies
2. enables the best use to be made of existing and future services
3. provides a useful tool to protect against inappropriate development, and
4. preserves the setting of existing settlements by protecting the surrounding countryside from unnecessary development.

**7.2.6** The boundary is important in identifying the point of transition between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it. In addition, the boundary also serves to preserve the setting of existing settlements from unnecessary development.

**7.2.7** The principles used in defining what is included within the Built-Up Area Boundary, as defined on the policies map, are:

- the main existing residential, industrial and commercial areas;
- all strategic allocations as identified by the Local Plan;
- land on the edges of the urban areas for which planning permission has already been granted for residential or commercial development; and
- other land on which development would be acceptable in accordance with other policies in this plan during the lifetime of the Plan.

## Policy SD SP2

### **Built-up Area Boundary**

Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.

## Policy C SP1

### **Countryside**

Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or
- b. for quiet, informal recreation; or
- c. for green infrastructure; or
- d. for the diversification of the rural economy; or
- e. for road and/or cycle schemes; or
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.

The Council will take into account cumulative impact of development in the consideration of planning applications.

To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

## Policy LAN DM1

### **Protection of landscape character**

Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting

## Character

**13.2.7** Buildings and landscapes that demonstrate a distinct character and are aesthetically pleasing, contribute greatly to the success of a place and are proven to increase community pride. A development scheme based on sensitive understanding of site and context, can exhibit a distinct character and identity, while also belonging to the wider locality. Therefore successful development should respond to locally distinctive patterns of development, building methods and detailing, materials, landscape, history and culture, or where this is absent, use strong ideas absorbed from contemporary society and culture.

**13.2.12** The density of proposals should be sympathetic to the site and its surroundings. Within large sites the density should vary to guard against uniformity.

### Policy D DM1

#### Aspects of form and design quality

**When considering any application for development the Council will have regard to the following aspects:**

##### 1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

##### 2. Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

##### 3. Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

##### 7. Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

#### **14. Scale**

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

#### **Policy T DM1**

##### **Sustainable Travel and Public Rights of Way**

New development must ensure ease of movement, prioritising safe pedestrian and cycle access to the green infrastructure network and access to public transport and community transport services where a need has been identified. Access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

Proposals for all new development must:

- a. Be located within easy access of established public transport service(s), existing pedestrian and cycle networks, the committed and aspirational cycle networks and the green infrastructure network which links the development with key destinations including places of work, education, leisure and town centres;

15.1.1 The West Sussex Transport Plan 2011-2026 identifies key transport issues in the District including;

- Due to low use of some services, there is uncertainty over the future viability of some bus services.

#### **Policy HER SP1**

##### **The historic environment**

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

## Policy HER DM2

### Locally Listed Buildings or Structures of Character

The Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness using the following criteria:

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;
- b. Buildings which are extremely good examples of traditional or established style, or of unusual type;
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations;
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

**16.4.2** Conservation Areas are designated not on the basis of individual buildings but because of the special architectural or historic interest, quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of open spaces. Designation also takes into account the need to protect trees, hedges, walls, railings

and other characteristic features. Once designated, special attention must be paid, in all planning decisions, to the desirability of preserving or enhancing the character and appearance of the area.

**16.4.3** Special features of these areas include not only individual buildings but various factors such as: historic street patterns and building layouts, the mix of uses, scale and detailing of buildings, materials, street furniture, vistas, and the spaces between buildings.

#### The Council aims

**16.4.4** The Council's aims are:

- Retention of buildings, structures, planting and open space which contribute to the special character and appearance of each Conservation Area;
- Protection from inappropriate and damaging development;
- Where new development is considered appropriate, to encourage design of the highest standard, which respects the character of the Conservation Area;
- Identification of opportunities for preservation and enhancement.

- 16.4.6** The special character and appearance of Conservation Areas will be a material factor in planning decisions. New development must be of a high standard, reflecting the form, materials and character of existing development in the locality. The spaces between and around buildings and views are very important in Conservation Areas, and the Local Planning Authority will resist any proposals which will detract or impinge on spaces or views which contribute to the character of the area. Incidental features, e.g. hedgerows, walls, surfaces, railings and chimneys, etc. can be very important to a particular area's identity and the Local Planning Authority will expect such features to be retained. Reinstatement of these features, where lost, will be encouraged.
- 16.4.9** Therefore, planning permission will only be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

#### **Materials**

- 16.4.10** The use of non-traditional materials in traditional buildings, in particular PVCu, stained hardwood and aluminium windows and doors, concrete interlocking tiles etc., can erode the appearance of Conservation Areas. The Local Planning Authority will resist the use of non-traditional materials in Conservation Areas.

#### **Setting**

- 16.4.12** Development which adversely affects the setting, character, appearance of or views in to and out of a Conservation Area will be refused.

### **Policy HER DM3**

#### **Conservation Areas**

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d. Unsympathetic features are removed and missing features are restored or reinstated;
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f. It does not harm important views into, out of or within the Conservation Area.

## Policy EMP DM1

### Employment Land: Development Management

#### 4. Office development

The Council will seek to direct office development to the town centres. Enterprise Bognor Regis will also be considered as a suitable location for office development in accordance with Policy EMP DM2.

#### 6. Economic growth outside the Built-up Area Boundary

Planning permission will be granted on sites outside the built-up area, provided that the proposal demonstrates:

- b. That it would not intensify uses at the site to the detriment of existing public access routes and highways;
  - c. A high standard of design, layout and landscaping appropriate to the context;
  - d. That it is capable of being well served by public transport or otherwise is readily accessible by means other than by private car to a significant residential workforce if employment intensive uses are proposed;
- 
- e. Access arrangements and parking facilities will be provided in accordance with the Council's adopted standards;
  - f. A sympathetic relationship to the surrounding areas that shows consideration of the landscape, habitat, built and historic environment contexts, the opportunities to deliver on-site habitats and protect key species.
  - g. A satisfactory relationship with neighbouring uses in order that the amenities of nearby residents, in particular, are protected; and

Note above - e. Access Arrangements!

### 3.3) Non-compliance with Neighbourhood Plan policies

The Aldingbourne Neighbourhood Plan was adopted as planning policy by Arun District Council in 2016 following a Referendum of residents. The Plan was revised in 2020 and following successful Examination was adopted by Arun DC on the 14<sup>th</sup> July 2021.

Application AL/170/25/PL does not accord with the principles and policies of the Aldingbourne Neighbourhood Plan.

Application AL/170/25/PL is at variance with the following extracts from the Local Plan;

**Policy EH9 Conservation Areas - SAVED**

**Development proposals affecting the two Conservation Areas (Evidence Base 16,17) within the Parish will only be supported where they preserve and enhance their character, setting and appearance, and in particular where proposals:**

- **protect the distinctive open and rural character of the Conservation Areas and their setting**
- **contribute to sustaining or enhancing the visual connections between the three principal settlements and their rural hinterland, including longer views to the South Downs; and**
- **protect the key view lines into and out of the Conservation Areas.**

**EH9.1** The settlements of Norton, Aldingbourne, Nyton, Westergate and Woodgate sit in open countryside with views towards and from the Downs. The views over the countryside, particularly uninterrupted views towards the Downs and to and from the two Conservation Areas and other historic sites and buildings are important to their setting and to local people. Views to and from historic lanes used for recreational purposes, such as Hook Lane, Northfields Lane, Denmans Lane, Level Mare Lane, and from footpaths towards the Rifles, woodlands and copses are also important to residents and the historical context of the Parish.

**EH9.2** Arun DC has accepted a proposal to designate an area at the northern end of Hook Lane as a Conservation Area under the Planning (Listed Buildings & Conservation Areas) Act 1990 given the distinct architectural character, which remains largely intact, and the local historical interest. The area contains an ancient monument and a number of listed buildings. (See Evidence Base 18 for map and details).

**Justification:** Objective 1b; NPPF 16; ADC Policy HER DM3

**Policy EH1 Built Up Area Boundary (BUAB) - AMENDED**

Proposals for development within the built-up area boundary of Westergate, defined on Map E (as amended 2019) will generally be permitted, subject to meeting the requirements of other policies set out in the Plan.

Proposals for development of land located to the west of Westergate Street and outside of the BUAB will not be supported.

Where there is a demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that each of the following criterion can be met otherwise development outside the BUAB will be resisted:

- i. the scale of development is proportionate to the housing supply shortfall and local housing needs of the Parish and can be deliverable in the short term;
- ii. the development will protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy;
- iii. the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements;
- iv. it is demonstrated through appropriate assessment that there would be no significant harm to biodiversity, including the roosting, feeding and commuting of bat species, or to bat species associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods;
- v. the proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs;
- vi. there would be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding;

**Justification:** ADC Policy H SP1; NPPF5

**Policy EH2 Green Infrastructure and Ecosystem Services - SAVED**

New development within, or immediately adjacent to the Biodiversity Corridors identified on Maps A1 and A2 will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors.

**EH2.2** All development with the potential to adversely impact on the areas defined on Map A1 and A2 will be required to demonstrate how the scheme will impact on the integrity and function of the Biodiversity Corridors. Where necessary, this should include the identification of avoidance and mitigation measures sufficient to avoid any significant harm to the designation. Developers are strongly encouraged to also demonstrate how the overall function and integrity of the Biodiversity Corridors may be enhanced to provide a 'net gain'. Proposals should also include a management plan to ensure that effective long-term management of the key features within the Biodiversity Corridor can be achieved.

**EH2.3** Part of the Plan area falls within the 12km buffer applied to Singleton and Cocking Tunnels Special Area of Conservation (SAC) created by policy SD10 of the South Downs Local Plan. Protection of the habitats within the biodiversity corridors is important for feeding, roosting and movement of bats.

**Justification:** Objective 2c; NPPF 15 paras 170, 171,174; ; ADC Policy GI SP1, ENV DM3, ENV DM5; SDNP Policy SD10

**Policy EH8 Buildings, structures and areas of character - Non-Designated Heritage Assets - AMENDED**

**The Neighbourhood Plan identifies the areas and buildings/structures listed in Schedule D and Schedule E as non-designated heritage assets. These sites therefore have heritage significance which needs to be considered in the determination of planning applications or other relevant consents.**

**Proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting and contribution to local distinctiveness. Where proposals would lead to harm to the significance of a non-designated heritage asset or its loss, proposals should demonstrate that the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset; and that any harm is minimised through retention of features of significance and/or good design and/or mitigation measures.**

EH8.1 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

EH8.2 Non-designated heritage assets may be identified through a number of processes, including the neighbourhood plan-making processes. However, irrespective of how they are identified, it is important that the decisions to identify them are based on sound evidence.

EH8.3 Arun District Council have identified a number of areas and buildings which it considers to be non-designated heritage assets; these are known as Areas of Character and Buildings or Structures of Character. These non-designated heritage assets have been identified using criteria contained within the adopted Arun Local Plan 2018. The District Council has merged the lists of these assets together to create a 'local list'. This local list will include those non-designated heritage assets clearly identified in a 'made' neighbourhood plan.

EH8.4 The 'made' Neighbourhood Plan clearly identified a number of new non-designated heritage assets which were deemed to meet the published criteria and which should have been added to the Arun Local List.

EH8.5 Proposals affecting a non-designated heritage asset, or its setting will be required to retain their significance and contribution to local distinctiveness. Where proposals would lead to harm or loss of an asset, they should demonstrate that the level of harm or loss is justified following a balanced judgement of harm and the significance of the asset. Any harm should be minimised through retention of features of significance and/or good design and/or mitigation measures.

**Justification:** Objective 1b; NPPF 16; ADC Policy HER DM2

**EH10 'Unlit village' status - SAVED**

**Development proposals which detract from the unlit environments of the Parish will not be supported.**

**New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.**

**EH10.1** Aldingbourne has a number of areas where light pollution is minimal and the full night sky can be seen. Aldingbourne will seek to develop this status as part of its tourism offering (reference [darkskydiscovery.org.uk](http://darkskydiscovery.org.uk)).

**Justification:** Objective 2c; NPPF 15; ADC Policy QE DM2

**Policy EH12 2019 Protection of bat habitats (NEW)**

**In order to be fully compliant with the Habitats Directive relating to the Singleton and Cocking Tunnels SAC qualifying features, proposals for the development of greenfield sites within the Parish (most of which falls within the SAC's 12km Wider Conservation Area) must evaluate whether there is a potential for the loss of suitable foraging habitat and / or the severance of commuting flight lines, such as in the form of mature treelines, hedgerows and watercourses. If so, such features must be preserved unless surveys demonstrate that they are not used by Barbastelle, Bechstein or other bats linked with nearby roosting sites. Care must also be taken through development design to ensure that such retained features are not affected by artificial lighting.**

**Where these corridors are used by roosting feeding or commuting bats, development within 50 metres will be resisted.**

**EH12.1 2019** The Habitats Regulations Assessment (HRA) states that this policy will ensure that additional protection is given to the Singleton and Cocking Tunnels SAC, where bats are known to travel long distances from their roost sites. It concludes that there must be no adverse effects on the site integrity of the Singleton and Cocking Tunnels SAC regarding the impact pathway loss of functionally linked land. See Appendix G

**Justification:** SEA; HRA; Singleton and Cocking Tunnels Special Area of Conservation

Note Norton Lane ...

### **Quiet Lanes**

Proposals which improve the character and tranquillity of the following lanes and the safety of non-motorised users of these lanes will be supported:

Level Mare Lane, Denmans Lane, Blackmill Lane, Norton Lane, Halnaker Barn Lane, Hook Lane, Littleheath Road, Church Lane, Northfields Lane

The above lanes have been identified through reference to the appropriate guidance and evidence as suitable for designation as 'Quiet Lanes' under the The Quiet Lanes and Home Zones (England) Regulations 2006. Any proposals which involve the reinforcement of the character and tranquillity of these lanes or which improve user safety and widen non-motorised access choices will be supported.

The Parish Council proposes to work in partnership with WSCC and SDNPA to promote the network of Quiet Lanes within the Parish will formally propose that the Local Highway Authority designates the above lanes as Quiet Lanes under the appropriate legislation.

**Justification** : NPPF 8,9 ; Objective 3a ; The Quiet Lanes and Home Zones (England) Regulations 2006.

### **3.4) Significant overdevelopment of the site**

Norton is a settlement of detached dwellings in an informal layout with space between buildings many of which are within the Norton Lane, Norton, Conservation Area. This proposal of the new build construction of a large two-story commercial building is uncharacteristic and a gross overdevelopment of the site.

### **3.5) Harmful impact on a quiet rural lane**

Norton Lane is a quiet lane with no street lighting or pavements. It is the subject of a 20-mph speed limit (see Plate 5 above). Also see Section 3.3 above which outlines the Aldingbourne Neighbourhood Plan approach to 'Quiet Lanes' where Norton Lane is specifically mentioned.

## **4) Conclusions**

In conclusion, this Application (AL/170/25/PL) is entirely inappropriate for the following reasons;

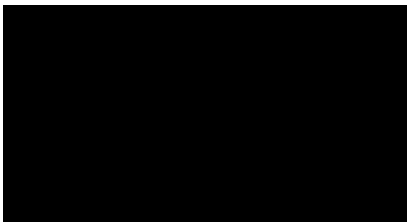
- a) A significant departure from the Development Plan
- b) Does not accord with the principles and policies of the Local Plan
- c) Outside of the built up area boundary
- d) Does not accord with the principles and policies of the Aldingbourne Neighbourhood Plan

- e) Compromises and adversely affects the Norton Lane, Norton Conservation Area
- f) Is inappropriate in terms of location, form and scale
- g) Overdevelopment of the site
- h) Harmful impact on a quiet rural lane
- i) The effect on the character and appearance of the area
- j) Is non-compliant with several planning policies
- k) Detrimental impacts on neighbouring properties including loss of light, physical dominance etc
- l) Inadequate site entrance is already causing delivery problems which impact on Norton Lane. This proposal will exacerbate this issue

## **5) Recommendation**

That the Application (AL/170/25/PL) is refused.

If I can provide any further information, or if you wish me to clarify any aspect of the contents of this representation, please do not hesitate to contact me at the above address or on the above telephone number.



John J. Spence

REP



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**Our priorities...**

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
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**From:** [REDACTED]  
**Sent:** 20 November 2025 10:19  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Cc:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** Planning Application AL/107/25/PL - Objection

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Dear **Arun Planning**,

I wish to register an objection against Planning Application AL/107/25/PL

Unfortunately, there is not an opportunity to upload my document on line and I therefore attach it to this email.

Could you please post my document on your Planning Portal.

**I would also be most grateful if you could confirm receipt of this email and attachment.**

Many thanks

Yours sincerely

John Spence