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Arun District Council, Civic Centre, Maltravers Rd
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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 26 November 2025 09:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Formal Objection to Planning Application AL/107/25/PL

Kind Regards







Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
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From: Tom Bond [REDACTED]
Sent: 25 November 2025 20:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Formal Objection to Planning Application AL/107/25/PL

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Dear Mr Davis,

Please register this letter as my formal objection to the above planning application.

1. Impact on Residential Amenity

The proposed commercial building would be sited approximately 8 metres south of my property boundary (The Old Stables), which is a single-storey dwelling. At around 8 metres high, the building would directly overlook my home and private garden through full-height glazing on the southern elevation. This would cause:

- Severe **loss of privacy** and direct **overlooking** into the main living areas and garden.
- Significant **loss of light** and **overshadowing**, given its height and southern position, leaving my garden in shade for much of the day and year.
- An **overbearing and unneighbourly impact** completely out of keeping with this quiet rural Conservation Area.

The current West Barn (as shown in the enclosed photograph) demonstrates the intended design and height; this clearly illustrates the scale of intrusion the new structure would create only 8 metres from my boundary.

2. Nuisance, Noise & Security Risks

The proposed site layout places **LGV parking, cycle storage, and EV charging points** directly alongside my fence. This positioning will cause unacceptable and continuous disturbance:

- LGV drivers will be elevated and able to look directly into my garden.
- Vehicle engines, doors, radios, and conversations will cause noise nuisance.
- Cycle storage areas typically become gathering points for smokers and vapers, producing smoke and odour drifting over the fence.
- EV charging points present additional concerns—potential fire risk and continuous white-noise hum from chargers.

These factors would constitute a **nuisance, annoyance, and disturbance**, directly breaching the existing **restrictive covenant** on this land that prohibits such impacts on adjoining owners and occupiers.

3. Traffic & Access Issues

Old Dairy Lane is a **single-track private lane** with a **3.4 m entrance width** between brick gate pillars. Only one vehicle can pass at a time, and parked cars belonging to East Barn and Long Barn already restrict turning movements. Norton Lane itself is a **20 mph country lane without pavements or lighting**.

The proposal includes an extra 40 parking spaces (plus 2 LGV spaces), doubling existing capacity and creating unsustainable traffic levels for this constrained access.

This would exacerbate existing problems of delivery vehicles blocking the lane, causing damage to verges and potential risks to pedestrians.

4. Character and Conservation Area

The site lies immediately adjacent to—and partially within—the **Norton Lane Conservation Area**

West Barn Objection 20.11.25

. The modern industrial design, height, and form are entirely **out of keeping** with the established rural character of Norton.

This area is defined by detached dwellings and small converted barns; the proposed two-storey commercial building represents **significant overdevelopment** contrary to the objectives of both the **Arun Local Plan (2011–2031)** and the **Aldingbourne Neighbourhood Plan** (Policies EH9, EH1, EH2, EH8, EH10 and EH12).

5. Policy Non-Compliance

The proposal conflicts with the following key policies:

- **Arun Local Plan:** SP1 (Countryside), DM1 (Form & Design), DM2 (Heritage), DM3 (Conservation Areas).
- **Aldingbourne Neighbourhood Plan:** EH1, EH2, EH8, EH9, EH10 and EH12—protecting the rural and conservation character of Norton Lane.

6. Site Contamination and Fire Safety

No contamination assessment has been provided despite the site’s historical dairy-farm use and observed buried waste such as tyres.

Given the proposed building’s 8 m height and proximity (8 m from my property), **fire risk and emergency-access limitations** are serious concerns.

7. Misleading Supporting Information

The applicant references a barn destroyed by fire in 2006 as justification for redevelopment. That barn was **demolished prior to 2008** and replaced by a tennis court under application AL/92/08. The site has been non-agricultural and largely residential for nearly two decades. Reliance on that historic barn is therefore **misleading and irrelevant**.

8. Restrictive Covenant

The land is subject to a covenant preventing “anything in or upon the Property that may be or may grow to be a nuisance, annoyance or disturbance to the owners or occupiers of the adjoining land.” This proposal – by its nature, use, and proximity – would **breach that covenant** and cause direct loss of amenity to neighbouring residents.

9. Conclusion

This development is:

- A significant departure from the Development Plan;
- Outside the built-up area boundary;
- Harmful to the Conservation Area and rural character of Norton;
- Detrimental to residential amenity through loss of light, privacy, and peace;
- A source of unacceptable noise, traffic, and fire risk;
- And in breach of a restrictive covenant protecting adjacent landowners.

I therefore urge Arun District Council to **refuse Planning Application AL/107/25/PL** in the interests of protecting the amenity, character and integrity of Norton Lane and its residents.

Yours faithfully,
Thomas Bond
The Old Stables, Old Dairy Lane, Norton PO20 3AF

Kind regards,

Tom Bond
Accounts Manager

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