

From: Breezie Allwright
Sent: 16 December 2025 09:36
To: Planning Scanning
Subject: Fw: Objection to Application AL/107/25/PL

AL/107/25/PL

PL- rep- please redact

Breezie Allwright
Planner Degree Apprentice, Planning Department
T: 01903737889
E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



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	 
--	---	---	--	--

From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 15 December 2025 15:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Objection to Application AL/107/25/PL

rep

Breezie Allwright
Planner Degree Apprentice, Planning Department
T: 01903737889
E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



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	 
--	---	---	--	--

From: [REDACTED]
Sent: 15 December 2025 10:42
To: Planning <Planning@arun.gov.uk>
Subject: Objection to Application AL/107/25/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Application No: AL/107/25/PL
Site Address: Land at West Barn Old Dairy Lane Norton PO20 3AF

Dear Sir/Madam,
We are writing to object to the above planning application.
Our objections are based on planning considerations and the policies of the Arun Local Plan, Chichester Local Plan and the Aldingbourne Neighbourhood Plan.

Arun Local Plan (HER DM3)

Arun District Council – Conservation Areas.

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

“Space between buildings is important to the rural character of the settlement.”

The erection of a two-storey industrial unit does not due to its scale acknowledge the spacing between buildings nor does it retain or emphasise the streetscape in the area.

Arun Local Plan (SD SP2)

Built-up Area Boundary

The erection of a two-storey industrial unit is not located in the Built-up area boundary

Arun Local Plan (C SP1)

Countryside.

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

The addition of the two-storey industrial unit represents a doubling of the industrial space on site and that growth will have a significant impact to the rural conservation site.

Aldingbourne Neighbourhood Plan (EH8, EH9)

The erection of a two-storey industrial unit does not protect the distinctive open and rural character of the Norton Conservation Areas and its setting.

Aldingbourne Neighbourhood Plan Policy (EH2)

Green Infrastructure and Ecosystem Services

(New development within, or immediately adjacent to the Biodiversity Corridors)

Chichester Local Plan

The Chichester Local Plan does identify a “Biodiversity corridor”, west, adjacent to the Norton Conservation area.

Noted there were no protected species resident or observed in the very narrow area assessed in the habitat survey conducted as part of the PRELIMINARY ECOLOGICAL APPRAISAL AND BIODIVERSITY NET GAIN ASSESSMENT in the planning application.

There are however Bats, Owls, Badgers and birds of prey active in and around the Norton Conservation area. Further unnecessary industrial development in the Norton Rural Conservation area is not consistent in protection of that wildlife habitat.

The Chichester Local Plan identifies existing industrial units at Chichester Business Park, Tangmere as “**Strategic Employment Land**”, and whilst this falls outside of the Arun District it should be noted that suitable Class E(g) existing facilities are available in the immediate vicinity.

The Site Address offers no unique features or attributes to justify the addition of a new two-storey industrial unit, the site selection is based purely upon proximity to the existing BioDot operation.

Should the commendable work by BioDot continue to thrive and the business hopefully grow it is likely that future expansion would be necessary leading to further applications to extend the size and scope of the site.

In addition, there is no guarantee that Bidot will remain as the end users of the current proposed development. Future occupant(s) and their use case will likely differ from that currently described. The above factors would likely lead to further industrial creep in the Norton Conservation area.

A joined-up approach in support of the “**Duty to co-operate**” (Localism Act (2011) and Local Plan Regulations (2012)) to planning between neighbouring local authorities should be encouraged to support the Circular Economy, Green infrastructure, and Ecosystem services.

Before building further hard structures in Norton, a Rural Conservation area we should utilise the existing industrial units in the vicinity, Reuse, Repurpose and recycle.

This approach would satisfy Biodot’s current and likely future commendable growth and support local authority commitment to existing local business including that of BioDot.

Equally providing the same opportunity to support increased employment for residents, those new employees still able to leverage from local environmentally friendly transport systems and networks.

The proposal at the Site Address does not enhance the rural residential nature of Norton Conservation area, rather it negatively impacts. If there is a desire to enhance and better utilise and tidy up the site, created by a derelict tennis court and rough ground then rewilding is the simplest way to do so benefiting the occupants of the established industrial units in Old Dairy Lane and enhancing the rural residential nature of Norton Conservation area.

Regards

Tim & Allyson Wright

Dell Cottage
Chichester
PO20 3NH