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17th November 2025

Graham A Bryant
Byland Barn
Norton Lane
Norton
Chichester
PO20 3NH

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/107/25/PL
Site Address: Land at West Barn Old Dairy Lane Norton PO20 3AF
Description of works: 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, may affect the character and appearance of the Norton Lane, Norton Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 16th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79844

- The proposal is outside the Built-Up Area Boundary and conflicts with Arun Local Plan Policy C SP1 (Countryside) which restricts development in the countryside to limited, rural-appropriate uses. A commercial E(g) building is inappropriate and unjustified.
- The development causes harm to the Norton Conservation Area, contrary to HER SP1 and HER DM1, and fails to meet statutory requirements under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The proposal results in urbanisation of a rural lane, with a large commercial building, hardstanding and parking, contrary to LAN DM1 (Landscape Character).
- The application conflicts with NPPF paragraph 174, which requires protection of the intrinsic character and beauty of the countryside.
- The site is not allocated or suitable for employment use under EMP SP1 and EMP DM1. No evidence of need is provided and the proposal undermines the employment land strategy of the Arun Local Plan.
- Highway safety concerns: Norton Lane is narrow, rural and has limited visibility. Increased traffic from staff, visitors and deliveries conflicts with T SP1 and NPPF paragraphs 110-111 regarding safe and suitable access.
- The proposal would lead to noise, traffic disturbance and light pollution, harming residential amenity, and is therefore contrary to QE SP1 and QE DM1, as well as NPPF paragraph 185.
- The development fails to demonstrate biodiversity protection or enhancement, contrary to ENV SP1 and

ENV DM1.

- As the site is in CIL Zone 3 (Zero-Rated), no infrastructure contributions will be made to mitigate the identified harm.
- Overall, the proposal is a departure from the Development Plan, fails multiple Arun Local Plan policies, and does not meet national policy requirements under NPPF paragraphs 15, 84-85, 110-111, 130, 174, 185, 199-202.
- For these reasons, the application should be refused.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

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