



Arun District Council
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20th November 2025

Robert Lowe
Stable Cottage
Norton Lane
Norton
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 19th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79898

I am writing to object to planning application AL/107/25/PL for a commercial building at Land at West Barn, Old Dairy Lane, Norton.

The site has a long history of refused applications, including dismissed appeals, and nothing in this proposal overcomes the issues previously identified by both Arun District Council and the Planning Inspectorate.

The development is outside the Built-Up Area Boundary and conflicts with key policies in the Aldingbourne Neighbourhood Plan, including EH1, EH8 and EH9, which require protection of the conservation area, rural character, dark skies, and local biodiversity. The scale, design and intended commercial use are out of keeping with the historic and rural setting of Dairy Lane and the neighbouring listed buildings.

Crucially, Norton Lane is extremely narrow, short and lightly populated. It has been designated 20mph specifically because of its restricted width and limited visibility. Introducing a commercial building with associated parking and staff movements would create a significant increase in traffic, far beyond what the lane can safely accommodate. This would undermine the very reasons the speed restriction was introduced and would materially harm the safety, tranquillity and character of the area.

For these reasons, and due to clear conflict with both the Aldingbourne Neighbourhood Plan and the Arun Local Plan, I respectfully request that this application is 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>