



Arun District Council
Arun Civic Centre
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27th November 2025

Rod May
The Old Stables
Old Dairy Lane
Chichester
West Sussex
PO20 3AF

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 26th November 2025 which has been recorded as an objection with the comments as follows:

OWPC80038

I wish to register my objection to Planning Application AL/107/25/PL as it is a significant departure from the Development Plan, does not align with the principles and policies of the Arun DC Local Plan and the Neighbourhood Plan (conflicting with policies EH1, EH2, EH3, EH8, EH9, EH10 & EH12).

This is a new build partly within the Conservation Area which will have a negative impact on the character and appearance of the area. The access into the site through Norton Lane and Old Dairy Lane is restricted together with being in the Conservation Area. There are access issues already with the current planning with HGVs not able to access Old Dairy Lane, having to park up in Norton Lane to offload. What if there was a fire, emergency vehicles could have difficulty accessing? There will be 40 additional park spaces along with 2x LGV parking bays, the Transport Statement and Travel Plan Statement are misleading and I believe to be incorrect. Also, there's been no siting of this electric minibus!

The proposed building will be 8m tall within 8m of residential property within the Conservation Area, this will have a detrimental impact on the main living areas and private garden of The Old Stables, Old Dairy Lane causing major nuisance, disturbance and annoyance - may I add this includes loss of light, noise, overlooking and the risk of fire being so close. The LGV parking facilities & the cycle storage are planned to be situated the other side of the boundary fence adding to the nuisance, disturbance and annoyance, this application is really detrimental to The Old Stables in so many ways including negative impact of one's mental health. The Council is in control to avoid the need of a judicial review (Fearn v Tate). The Anti-Social Behaviour Act 2003 Part 8 under the rules when a hedge exceeds 2m in height and acts as a barrier to light, the affected

neighbour can ask the local council to intervene, why wouldn't this be the same for a huge in excess of 10,000sq ft new build/2 storey office block/storage/distribution centre within a Conservation Area?

There is no guarantee that Biodot will be the end users, this could become a full-scale new build office block/storage/distribution centre partially within the Conservation Area with an additional in excess of 150 traffic movements a day. I urge Arun District Council to refuse this planning application.

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>