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28th November 2025

Nadia 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 27th November 2025 which has been recorded as an objection with the comments as follows:

OWPC80055

Dear Sir/Madam,

I am writing to object to the above planning application. My objections are based on material planning considerations and the policies of the Arun District Council Local Plan and the Aldingbourne Neighbourhood Plan, as outlined below.

1. Significant Departure from the Development Plan

The proposal represents a substantial departure from the adopted Development Plan and does not comply with the strategic aims or spatial policies of Arun District Council.

2. Conflict with the Arun District Council Local Plan

The development is outside the Built-Up Area Boundary, directly conflicting with Local Plan Policy SD SP2, which seeks to focus development within defined settlements.

The proposal therefore undermines the planned pattern of sustainable development in the district.

3. Conflict with the Aldingbourne Neighbourhood Plan

The proposal does not align with key policies of the Aldingbourne Neighbourhood Plan, particularly:
EH1 - which seeks to protect the rural setting outside the built-up area;
EH3 - which resists overdevelopment;

EH8 - which protects the character and appearance of the parish;
EH9 and H9 - which safeguard heritage assets, including the Norton Conservation Area;
EH10 - which recognises the importance of the area's dark-sky status and unlit environment.

4. Harm to the Norton Lane / Norton Conservation Area

The proposal would have negative effects on the Norton Lane and Norton Conservation Area, contrary to: Neighbourhood Plan Policies EH9 and H9, and Local Plan Policies HER SP1, HER DM2, and HER DM3, all of which require new development to conserve and enhance the historic environment.

The scale, design, and siting of the proposal are inappropriate and would erode the historic rural character of this designated area.

5. Inappropriate Location and Scale / Overdevelopment

The site is in an inappropriate rural location, and the scale of the proposal represents overdevelopment, contrary to the aims of Neighbourhood Plan Policy EH3.

The proposal would introduce built form at a density and massing out of keeping with its countryside context.

6. Negative Impact on a Quiet Rural Lane

Norton Lane is a narrow, quiet rural lane. The proposal would introduce additional traffic, activity, noise, and disturbance that would materially affect its rural character.

This impact is inconsistent with Neighbourhood Plan Policy EH8, which seeks to protect the parish's rural character and appearance.

7. Impact on Neighbouring Properties

The development would cause detrimental impacts on neighbouring properties, including:

Loss of light,

Overlooking, and

A sense of physical dominance due to the scale and massing of the proposed buildings.

These are material considerations that weigh strongly against the proposal.

8. Highways and Site Access Concerns

The site entrance is inadequate and already causes problems for delivery vehicles, resulting in unsafe stopping and reversing movements on Norton Lane.

The proposal would intensify this issue, contrary to Local Plan EMP DM1, which requires suitable access and transport arrangements for new development.

9. Harm to the Unlit Rural Environment

The village is intentionally unlit, forming part of the rural character and dark-sky environment.

The development risks introducing lighting that would erode this important characteristic, conflicting with Neighbourhood Plan Policy EH10.

For the reasons above, the proposed development conflicts with multiple policies of the Arun District Local Plan and the Aldingbourne Neighbourhood Plan, and represents an unsustainable and harmful intrusion into the countryside.

I therefore respectfully request that the planning authority refuse this application.

Yours faithfully,

Nadia Lowe

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>