

Mr S Davis
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

13 January 2026
Our Ref: 6980

Dear Mr Davis,

RE: VEHICLE ACCESS, WEST BARN NORTON LANE, ALDINGBOURNE. PO20 3AF - PLANNING APPLICATION AL/107/25/PL

Bright Plan have been instructed by Mr Simon McHale of New House Farm, Norton Lane to review the suitability of an existing access to West Barn, Norton Lane, Aldingbourne in association with planning application AL/107/25/PL for the 'Demolition of existing tennis court and erection of a commercial building (within Use Class E(g)), parking, landscaping and other associated works'. More specifically, the scheme proposes the expansion of facilities for the manufacture of medical equipment by BioDot Limited who already operate at the West Barn site.

BioDot's existing operation requires HGV deliveries to and from the site. Due to the constrained geometry at the site access, HGV's are required to park on Norton Lane for Loading and unloading purposes. Whilst an allowance has been made for a 7.0m vehicle to turn in the site it is known, and evidenced, that larger HGV classes require access to the site (see below photograph).



Figure 1: HGV Loading on Norton Lane Opposite the Site Access



Within land use class E(g), land uses should be able to operate without detriment to a residential areas amenity. In this instance the existing servicing and delivery practices are already undesirable to residents, and the expansion of the site would increase the intensity of movement and would set precedent that HGV servicing on Norton Lane for West Barn is appropriate in perpetuity. This viewed to be exceeding the limits of the land use class in terms of its affect on resident amenity.

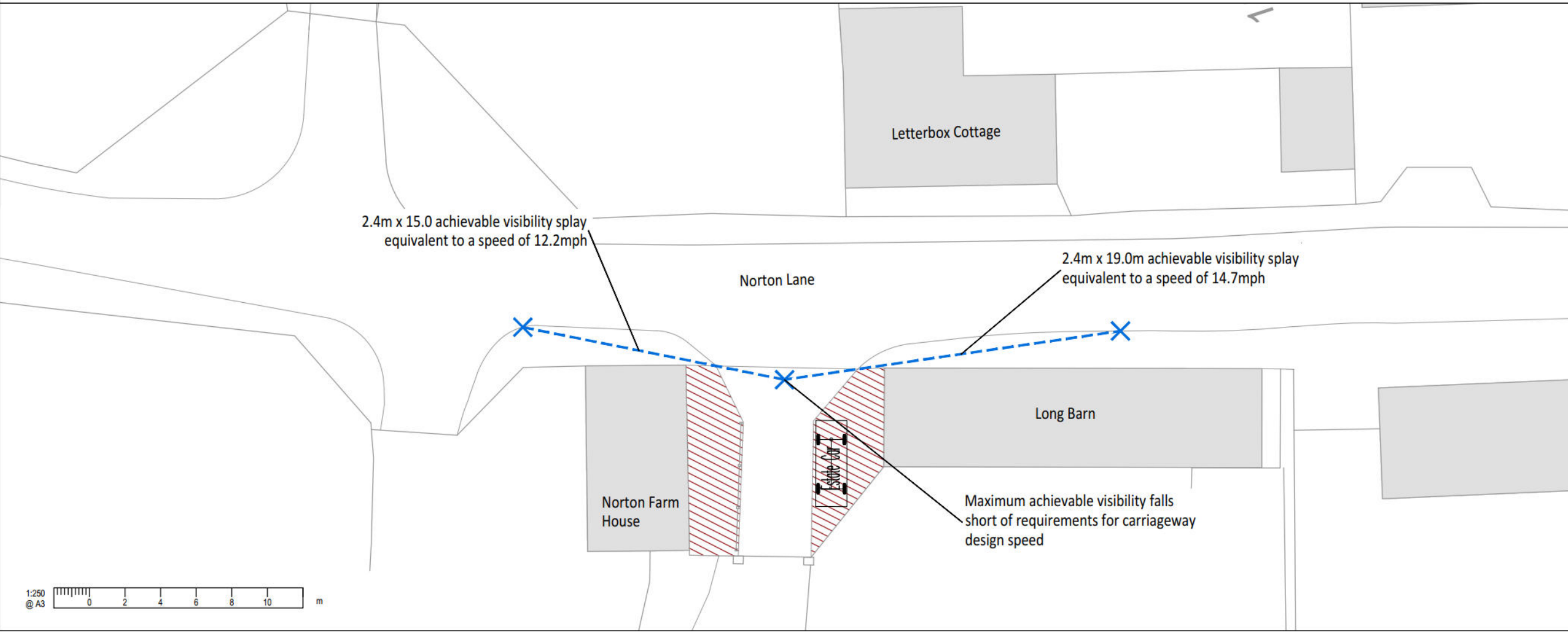
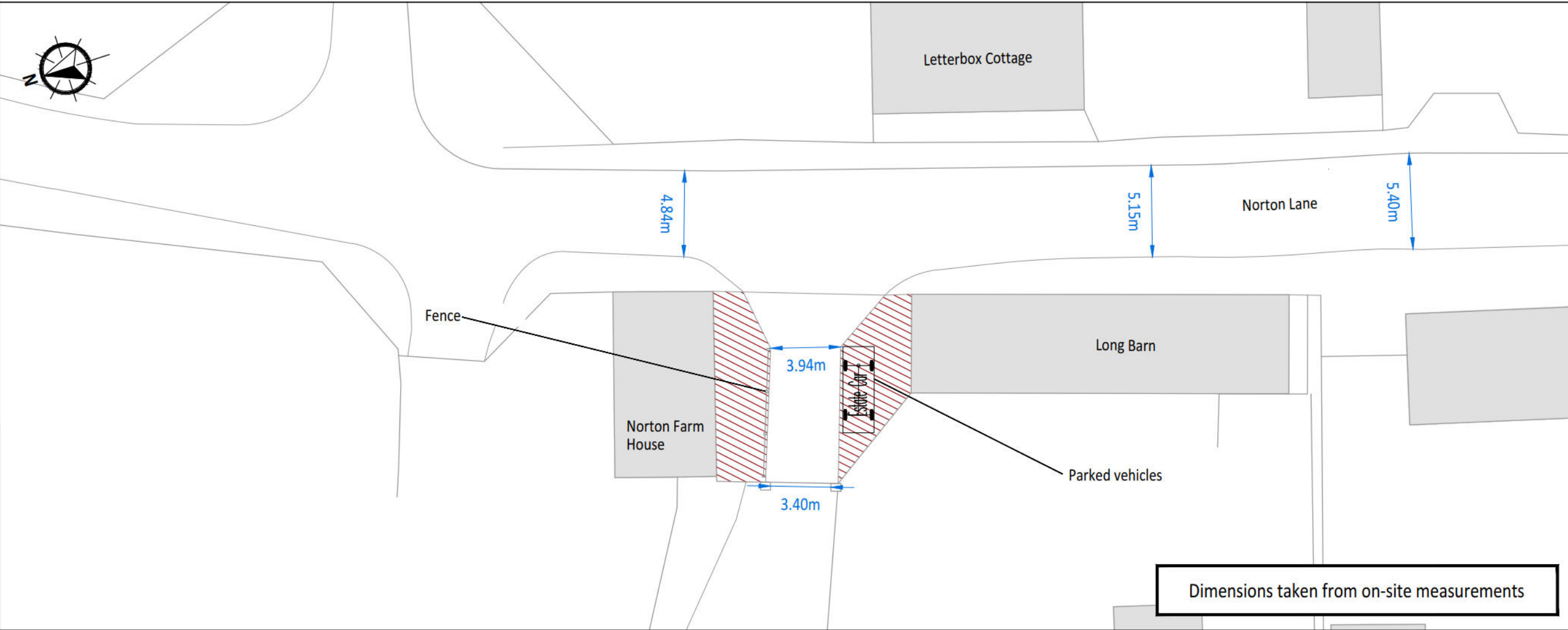
Through an AutoCAD based assessment, we have reviewed the operational constraints at the access which demonstrate the dependence on Norton Lane for servicing and the resultant implications for operation and safety: -

1. The access geometry, third-party land constraints and parking in the vicinity of the access is such that it cannot not support the majority of HGV vehicle classes (anything over 9.4m length) as shown in **Drawings 2026-6980-002** and **2026-6980-003** . The reliance on Norton Lane would therefore continue and likely intensify without the application of a restriction in vehicle classes that can serve the site.
2. Visibility from the access falls below the requirements of Manual for Streets as shown in **Drawing 2026-6980-001**. HGV servicing from Norton Road will exacerbate this issue. The access will be intensified presenting increased hazard on the local road network.
3. HGV servicing on Norton Lane restricts the operation of the carriageway. The remaining space would be insufficient for larger vehicle classes, including emergency vehicles, and requires overrun of the verge to enable vehicle passing as shown in **Drawing 2026-6980-004**. Forward visibility would also be restricted by HGV's parked on the carriageway meaning its ability to effectively operate as give take arrangement is compromised as shown in **Drawing 2026-6980-005**. Forward visibility restrictions would also be an issue to a Moffett or pallet track moving materials to and from the site. Side loading from an HGV would completely block the carriageway.

On the basis of the above evidence, we would suggest reconsideration of the application, in particular its delivery and servicing arrangements, such that the implications for resident amenity and operational safety on Norton Lane are avoided.

Yours sincerely,

Alex Budd
Bright Plan



- A3**
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 5. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain.

Third Party Land

Visibility Splay

A	Revised Issue	13/01/2026
-	Original Issue	06/01/2026
Rev.	Amendments	Date



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Drawing Status **Planning**

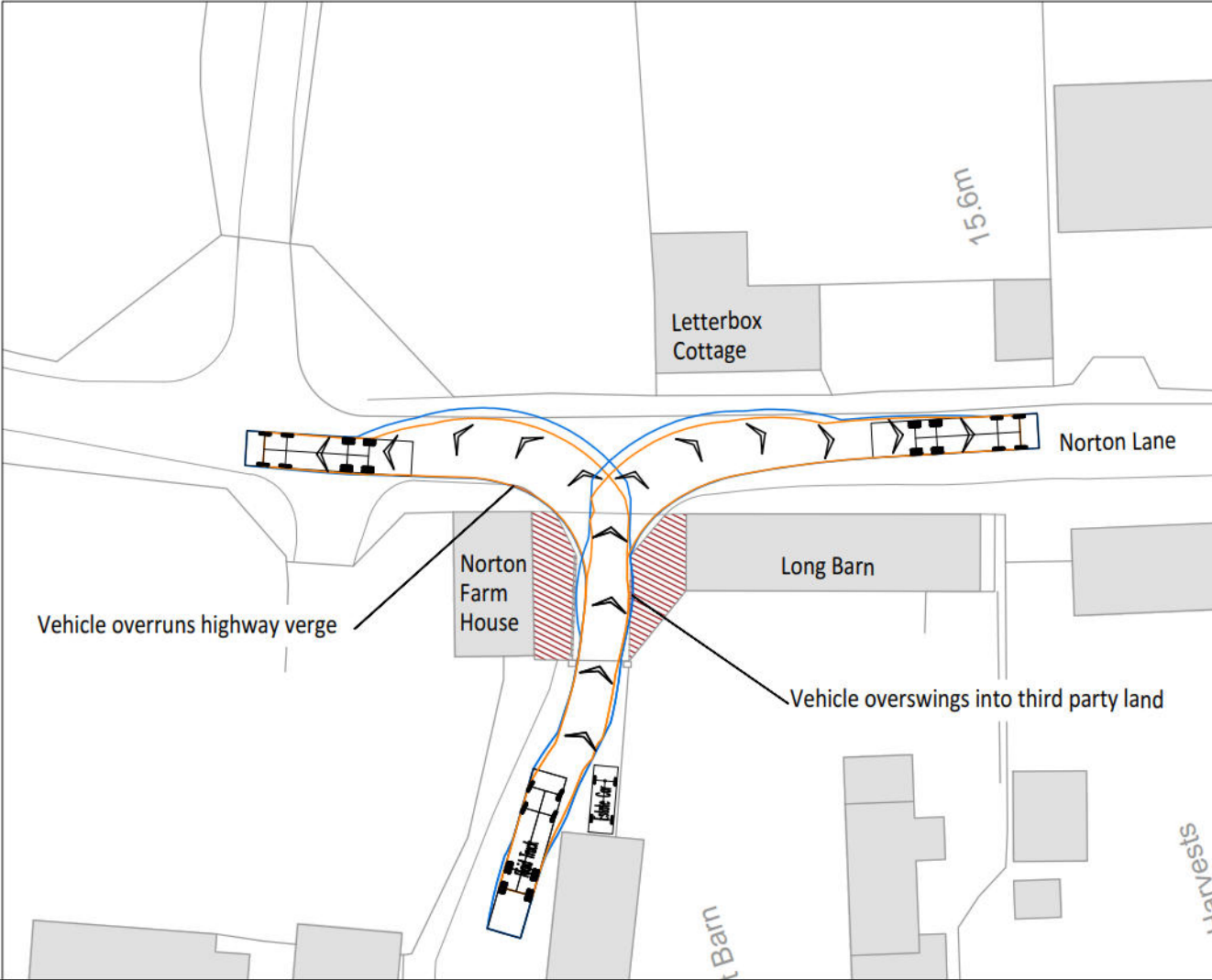
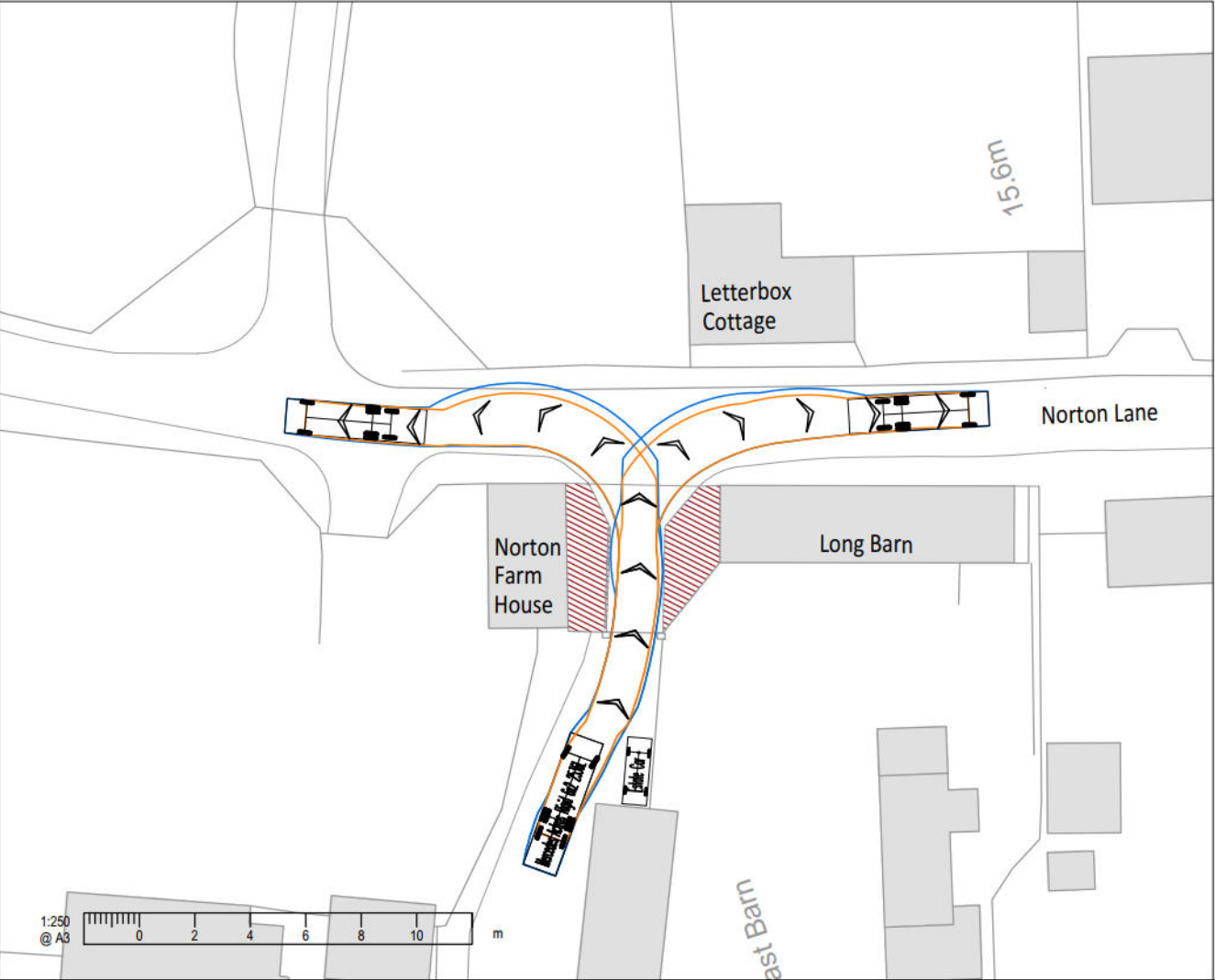
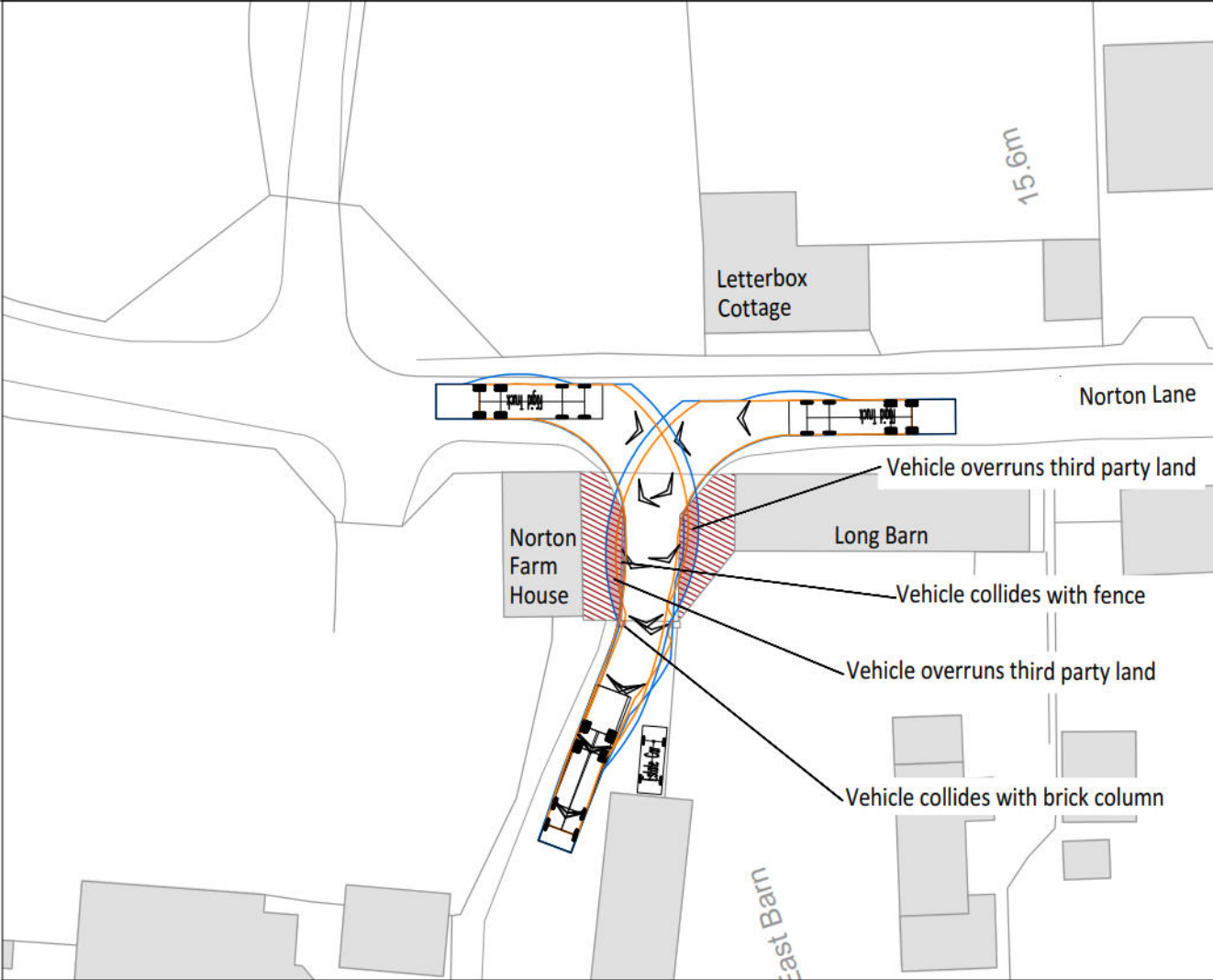
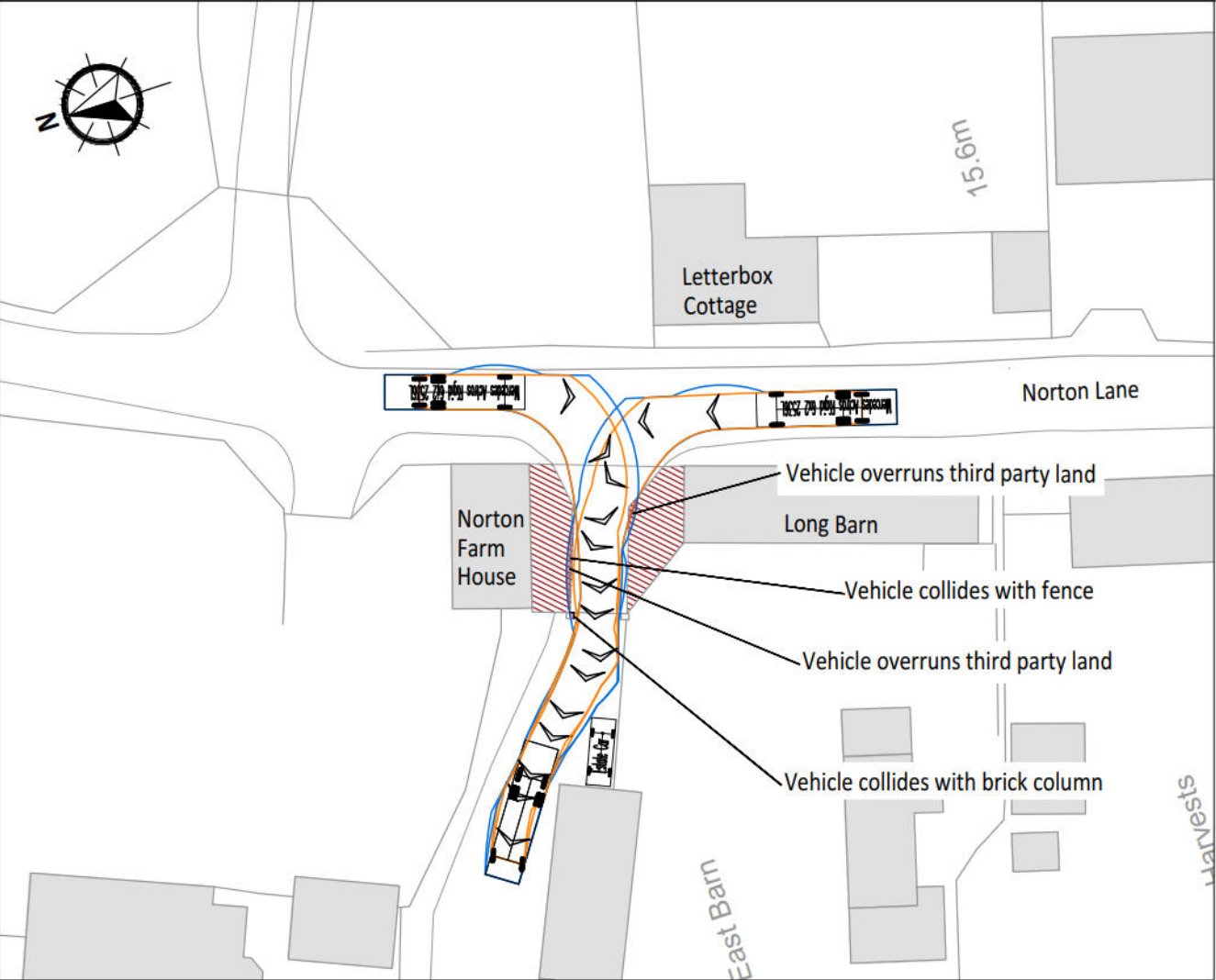
Client
Mr S. McHale

Project
Land at West Barn Old Dairy Lane, Norton

Drawing Title
Access Overview & Visibility Splays

Scale	Date	Drawn by	Checked by
1:250	Jan 26	EMH	ALB

Drawing No.	Rev.
2026-6980-001	A



- A3**
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Third Party Land

Vehicle Overrun

-Swept Path-

Wheel Track

Body Overswing

Mercedes Actros Rigid 6x2 2536L

Overall Length 10.100m
Overall Width 2.494m
Overall Body Height 3.495m
Min Body Ground Clearance 0.200m
Max Track Width 2.494m
Lock to lock time 5.00s
Wail to Wall Turning Radius 10.100m

Rigid Truck

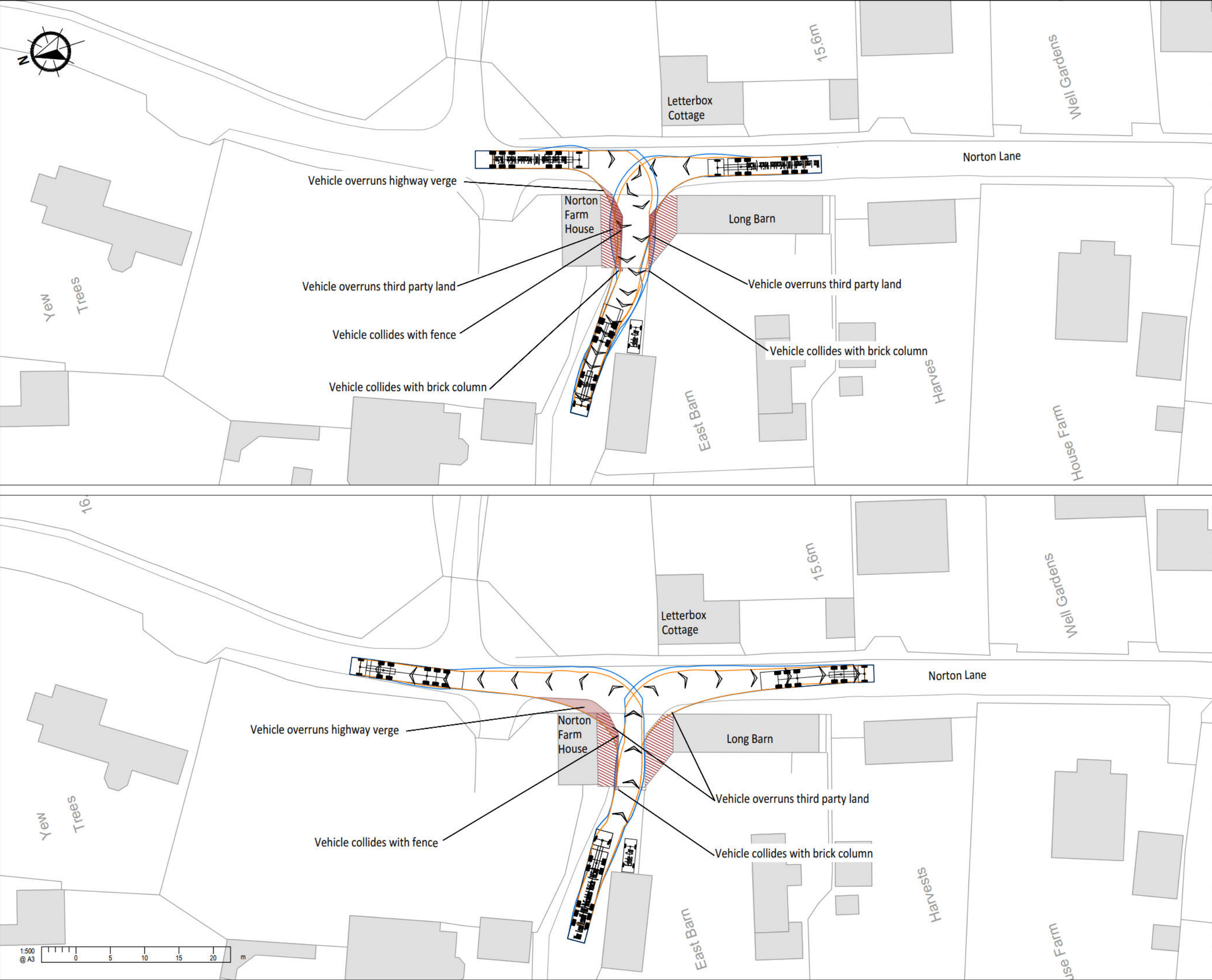
Overall Length 12.000m
Overall Width 2.500m
Overall Body Height 3.928m
Min Body Ground Clearance 0.412m
Track Width 2.471m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 11.900m

A	Revised Issue	09/01/2026
-	Original Issue	06/01/2026
Rev.	Amendments	Date



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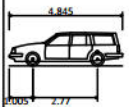
Drawing Status	Planning		
Client	Mr S. McHale		
Project	Land at West Barn Old Dairy Lane, Norton		
Drawing Title	10.1m & 12.0m Rigid Trucks Access and Egress		
Scale	Date	Drawn by	Checked by
1:250	Jan 26	EMH	ALB
Drawing No.	2026-6980-002		Rev. A

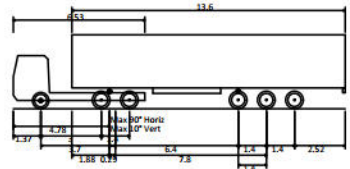


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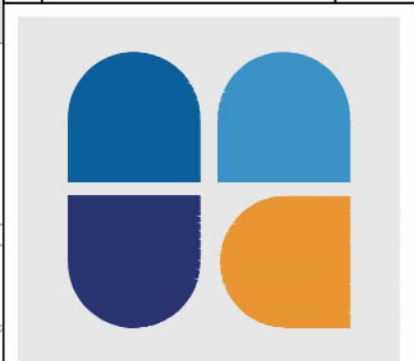
 Third Party Land

-Swept Path-
Wheel Track
Body Overswing


Estate Car
Overall Length 4.845m
Overall Width 1.750m
Overall Body Height 1.424m
Min Body Ground Clearance 0.189m
Max Track Width 1.655m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 4.950m

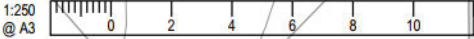
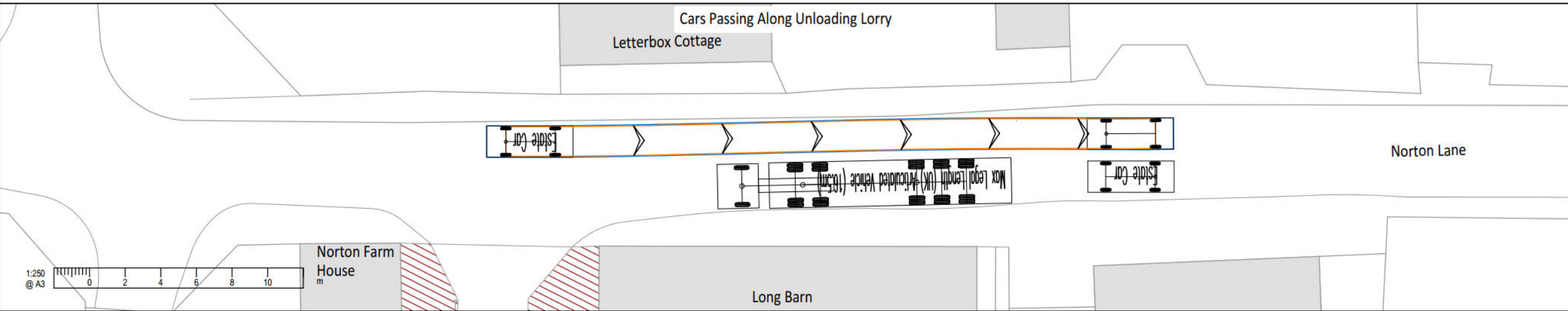
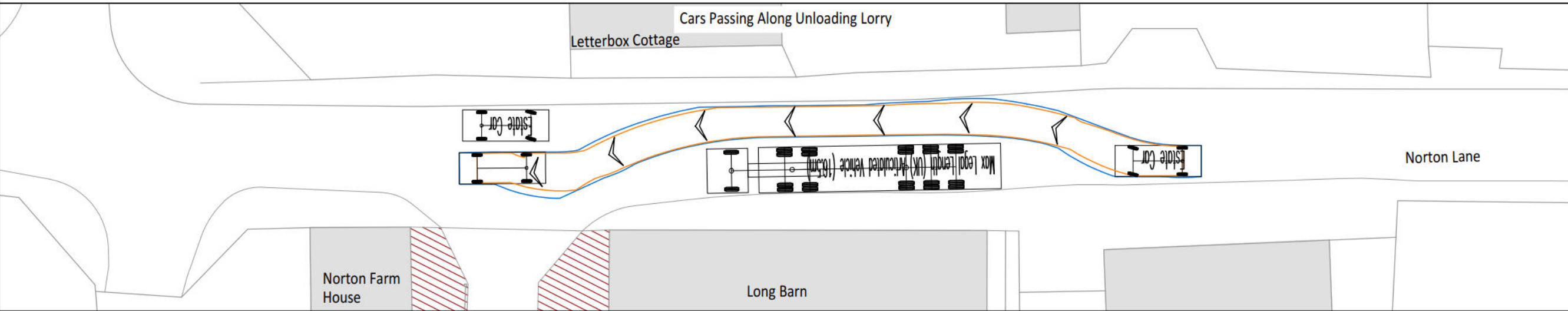
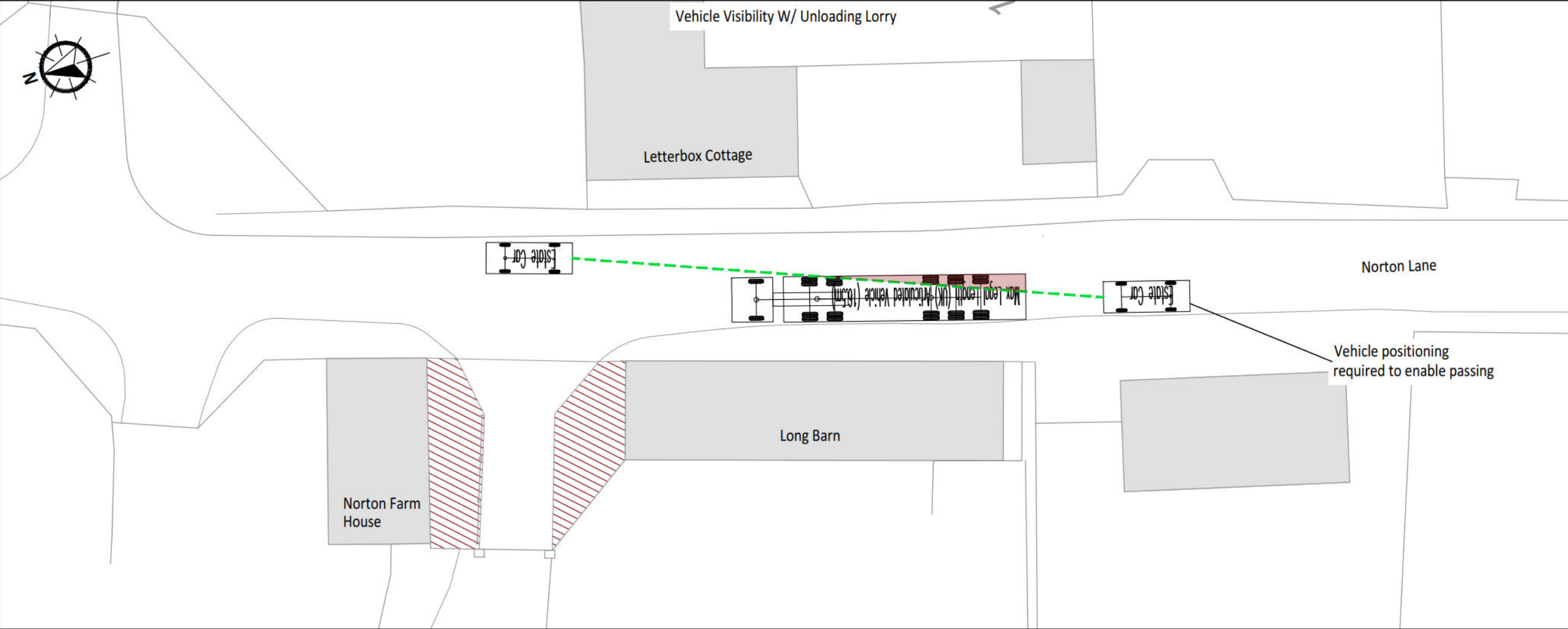

Max Legal Length (UK) Articulated Vehicle (16.5m)
Overall Length 16.500m
Overall Width 2.550m
Overall Body Height 3.681m
Min Body Ground Clearance 0.411m
Max Track Width 2.500m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.530m

A	Revised Issue	09/01/2026
-	Original Issue	06/01/2026
Rev.	Amendments	Date



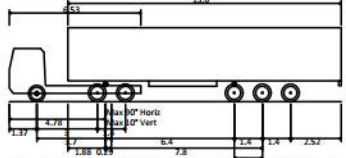
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Drawing Status	Planning		
Client	Mr S. McHale		
Project	Land at West Barn Old Dairy Lane, Norton		
Drawing Title	Max Legal Length Articulated Vehicle Access and Egress		
Scale	1:500	Date	Jan 26
Drawn by	EMH	Checked by	ALB
Drawing No.	2026-6980-003		Rev. A

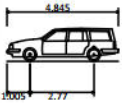


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- Third Party Land
- Visibility Obstruction
- Vehicle Intervisibility
- Swept Path-
- Wheel Track
- Body Overswing



Max Legal Length (UK) Articulated Vehicle (16.5m)
Overall Length 16.500m
Overall Width 2.550m
Overall Body Height 3.681m
Min Body Ground Clearance 0.411m
Max Track Width 2.500m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.530m



Estate Car
Overall Length 4.845m
Overall Width 1.750m
Overall Body Height 1.424m
Min Body Ground Clearance 0.189m
Max Track Width 1.655m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 4.950m

-	Original Issue	06/01/2026
Rev.	Amendments	Date



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Drawing Status	Planning
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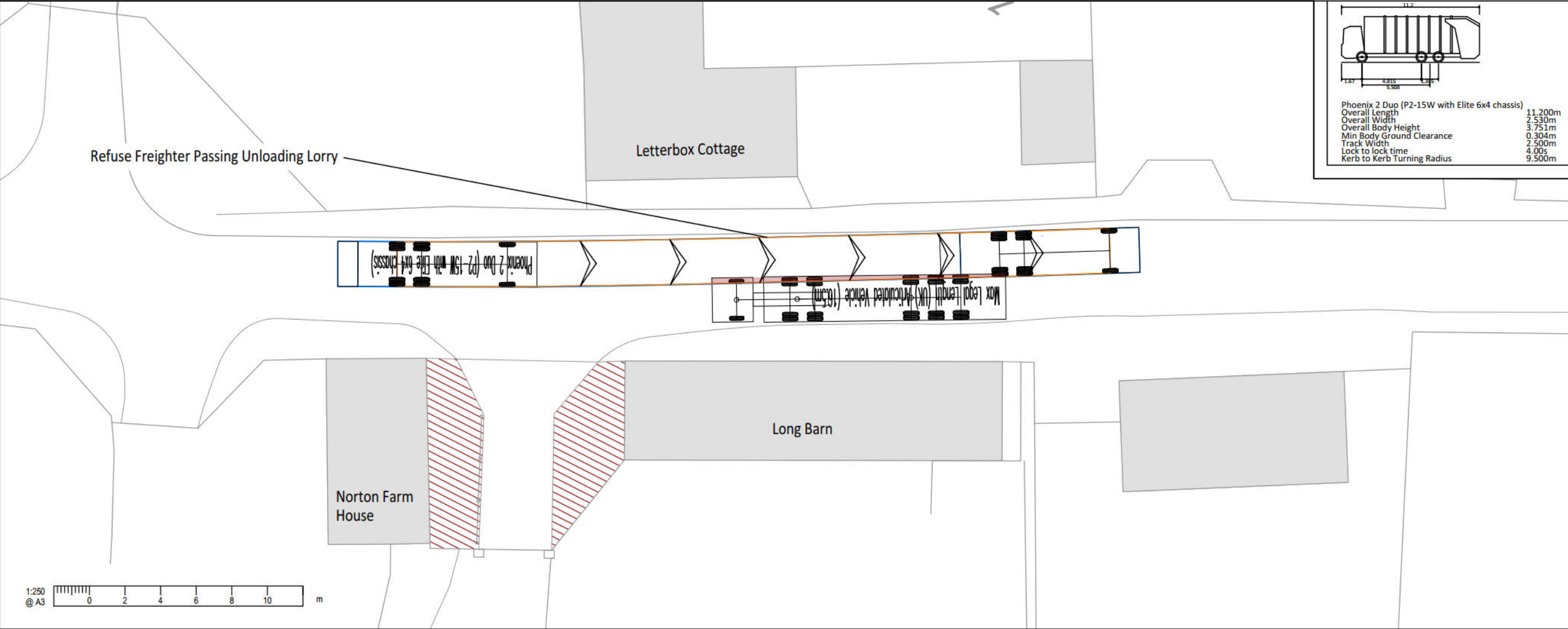
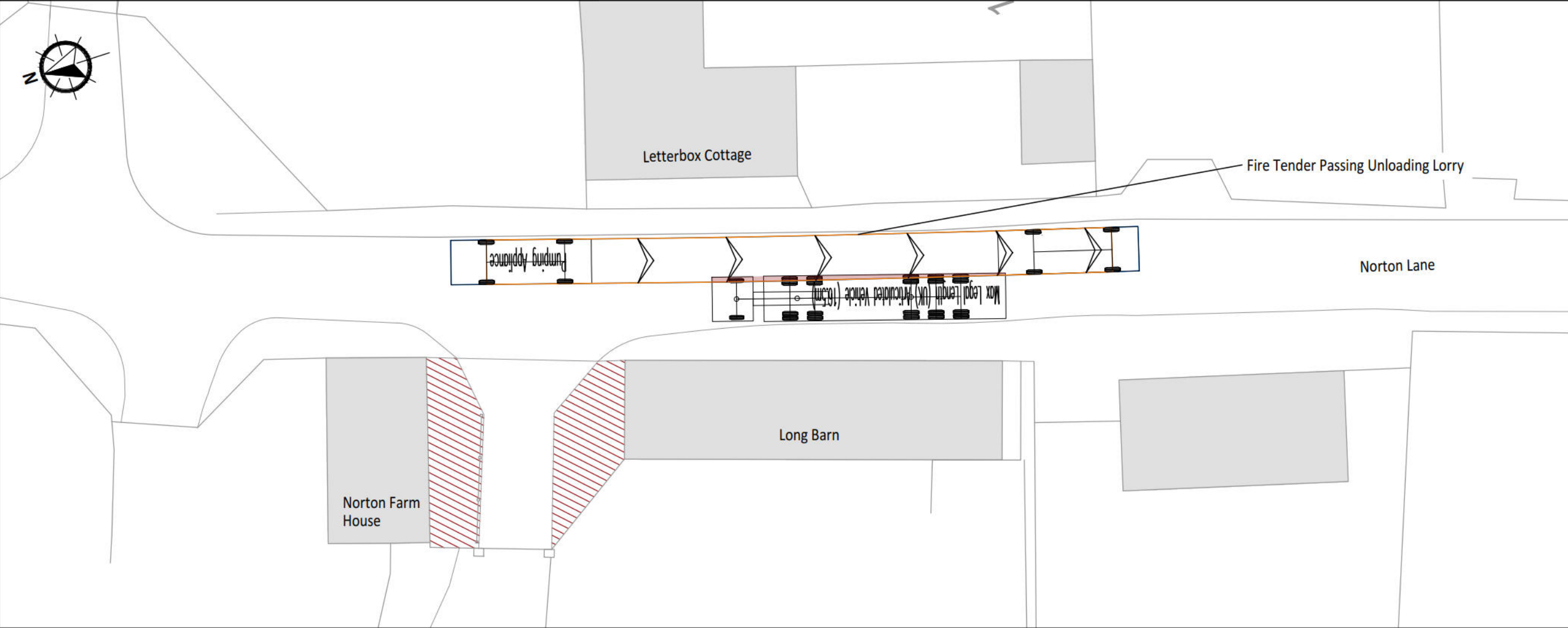
Client	Mr S. McHale
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Project	Land at West Barn Old Dairy Lane, Norton
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Drawing Title	Lorry Unloading Intervisibility & Passing
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Scale	1:250	Date	Jan 26	Drawn by	EMH	Checked by	ALB
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Drawing No.	2026-6980-004	Rev.	-
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Third Party Land

Vehicle Collision

-Swept Path-

Wheel Track

Body Overswing

Max Legal Length (UK) Articulated Vehicle (16.5m)

Overall Length 16.500m
Overall Width 2.550m
Overall Body Height 3.681m
Min Body Ground Clearance 0.411m
Max Track Width 2.500m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.530m

Pumping Appliance

Overall Length 7.900m
Overall Width 2.500m
Overall Body Height 3.300m
Min Body Ground Clearance 0.140m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.750m

-	Original Issue	06/01/2026
Rev.	Amendments	Date



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Drawing Status	Planning		
Client	Mr S. McHale		
Project	Land at West Barn Old Dairy Lane, Norton		
Drawing Title	Fire Tender & Refuse Freightier Passing Unloading Lorry		
Scale	Date	Drawn by	Checked by
1:250	Jan 26	EMH	ALB
Drawing No.	2026-6980-005		Rev.
			-

PL- Rep

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 08 April 2026 09:31
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application AL/20/26/PL - Highways concerns - REPORT FOR FILE

Please log as a rep (objection) including the attachment

From: [REDACTED]
Sent: 07 April 2026 17:34
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning Application AL/20/26/PL - Highways concerns - REPORT FOR FILE

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.

Dear **Mr Davis**,

As advised in your email below I am submitting the attached report to be added to the file relating to Planning Application AL/20/26/PL

This report was commissioned by a group of local residents in relation to the previous Planning Application (AL/107/25/PL) which was refused by Arun District Council in January 2026.

As the new Application submitted in March 2026 is substantially a repeat Application the findings of the report remain pertinent. Principally that HGV vehicles could not safely enter the site, safety concerns regarding access for fire service vehicles and that all vehicles would be exiting the site with non-compliant sight lines.

Could you please add this report to the public file for AL/20/26/PL

Many thanks

Yours sincerely

John S

John Spence
'Harvests'
Norton Lane,
Norton,
Chichester,
West Sussex
PO20 3NH