



**Harvests
Norton Lane
Norton
Chichester
West Sussex
PO20 3NH**

28th June 2026

Dear Sir or Madam

Objection to Planning Application – AL/20/26/PL – HIGHWAYS ADDITIONAL EVIDENCE

Please accept this letter as an addendum to my letter of objection of 28th April 2026.

I present below further evidence of inadequate vehicular access to the site which should be read in conjunction with my letter of 28th April 2026, in particular Section 2.2) 'Restricted entrance to Old Dairy Lane'.

The previous Application at this site AL/107/25/PL was based on a proposition that this was a local business with an existing presence on site (Biodot Ltd) wishing to extend their footprint to facilitate business expansion. The Applicant (Biodot Ltd) predicted five additional employees and with a suggested limited increase in vehicle movements.

As you are aware the current Application AL/20/26/PL is significantly different in that it is no longer an application in the name of Biodot Ltd. The narrative that this is a local business wishing to expand has been withdrawn. Hence this is a speculative development in the name of the land owner. There is no guarantee of occupancy rates or associated traffic movements from such a speculative development which has a footprint of 540m² and two stories.

The residents of Norton remain extremely concerned about this proposed development having registered 40+ objections from a hamlet of circa 36 properties. In particular there are significant concerns around highway safety.

I note in the WSCC Highways consultation posted on 13/05/26 the statement;

I do note that the Bright Plan TN demonstrates visibility for the existing access point, with visibility splays of 2.4m x 15m to the north and 2.4m x 19m to the south achievable. Whilst I appreciate this may appear substandard as per Manual for Streets (MfS) design speeds

(2.4m x 25m for a 20mph speed restriction), the LHA can accept visibility splays with a 1m offset from the carriageway edge – this has not been demonstrated here, and I would anticipate that if the 1m offset were to be applied, more representative and acceptable visibility splay arms could be achieved. Again, based on observations made on-site, achievable visibility at the existing point of access appeared suitable for the context of the road.

Residents are extremely concerned at the prospect of vehicles leaving the site being advised to enter the carriageway by 1m before being able to see if it is safe to proceed.

I also note the use of 'I would anticipate'. Is an 'anticipation' adequate when dealing with matters of road safety?

Residents have previously reported issues with the site access to both Arun District Council and WSCC Highways which included a Biffa waste truck hitting a gate pillar and fencing at the entrance of the site.

Please find below additional evidence of yet another example of the inadequacy of the site entrance;

On Thursday 28th May a DHL delivery vehicle had extreme difficulty accessing and exiting the site. Access could only be achieved by requesting a resident move their parked car (to the left of the entrance) and then driving over the resident's driveway to gain access to the site.

Despite this serious road safety concerns arose.

Photo 1

Screenshot taken from a video of the DHL vehicle leaving the site – Note
dismounted cyclists driven by personal safety concerns



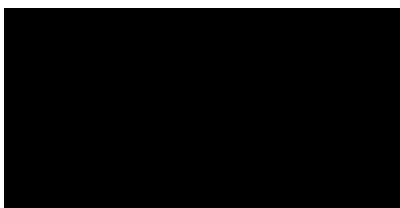
Photo 2

Shows the aftermath of the DHL vehicle having made several attempts at site access (note tyre tracks in Norton Lane). The Lane was completely blocked whilst this was occurring.



I trust that the Case Officer will take this evidence into account alongside my objection letter of 28th April when making his recommendation. It would also be very helpful to re consult WSCC highways on these points.

Yours faithfully



John J. Spence

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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



From: Daun Johnson <Daun.Johnson@arun.gov.uk> **On Behalf Of** Planning
Sent: 29 June 2026 15:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Arun District Council - Planning Application AL/20/26/PL - Additional Evidence - Highway Safety

Daun Johnson
Technical Support Unit Assistant
Planning Services

T: 01903 737762 Ext 37762
E: Daun.Johnson@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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



From: [REDACTED]
Sent: 28 June 2026 17:03
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Cllr. Sue Wallsgrove <Cllr.Sue.Wallsgrove@arun.gov.uk>; Cllr. Anita Lawrence <cllr.anita.lawrence@arun.gov.uk>; Cllr. Paul Ayling <cllr.paul.ayling@arun.gov.uk>; Sue Foott [REDACTED] Planning <Planning@arun.gov.uk>
Subject: Arun District Council - Planning Application AL/20/26/PL - Additional Evidence - Highway Safety

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**,

Please find attached a letter which provides additional evidence of the inadequacy of the site access in relation to Application AL/20/26/PL. Residents have increasing concerns regarding highway safety in Norton Lane related to the proposed commercial development.

Please register this letter on the public case file.

Many thanks

Yours sincerely

John S

John Spence
'Harvests'
Norton Lane,
Norton,

Chichester,
West Sussex
PO20 3NH