

Mr S Davis
Planning Department
Arun District Council
Civic Centre
Maltravers Road
LITTLEHAMPTON
BN17 5LF

KS/20065

29 April 2026

Mr Davis

Planning Application Ref. AL/20/26/PL – Land at West Barn, Old Dairy, Norton, PO20 3AF

We act on behalf of Mrs Oldham of Shepherds Cottage, Norton Lane, Norton whose property abuts the above application site. Following careful consideration of the application submission information we raise strong objections to the proposal.

Demolition of existing tennis court and erection of a commercial building (within Use Class E(g), parking, landscaping and other associated works (resubmission following AL/107/25/PL).

This application represents a departure from the Development Plan and raises significant concerns in respect of residential amenity, highways safety, sustainability and the impact on the character and appearance of Norton Conservation Area and nearby heritage assets.

Planning History

The application site has a long and complex planning history which is highly material to the determination of the current proposal. This history demonstrates a consistent pattern of the Local Planning Authority and the Planning Inspectorate resisting intensified or inappropriate forms of development at this location:

- AL/92/08 – Re-use of redundant farm buildings for mixed use development including B1 offices, residential dwellings and tourist accommodation. Approved January 2009.
- AL/28/12 – Revision for change of use of existing farm building to office units (B1). Approved June 2012.
- AL/56/13 – Amendments including repositioning of boundaries, parking landscaping and cycle storage. Approved November 2013.
- AL/79/14/PL – Mews of 6 two-storey live/work units. **Refused June 2015; appeal dismissed February 2016** (APP/C3810/1/15/313455).
- AL/59/16/PL – Resubmission of 6 live/work units. **Appeal dismissed February 2017** (APP/C310/W/16/3154760).
- AL/70/20/PL – Residential mews of 6 dwellings. **Refused February 2021; appeal dismissed December 2021** (APP/C3810/W/21/3275037).



- AL/107/25/PL – Commercial building (Use Class E(g) with associated works. **Refused January 2026.**

The repeated refusals and dismissed appeals clearly demonstrate that the site is highly constrained and that intensified forms of development, whether residential or commercial, have consistently been found unacceptable due to their impacts.

The current proposal is a resubmission of a recently refused scheme and, in my view, fails to adequately address the reasons for refusal or the long-standing concerns associated with the site.

Impact on Residential Amenity

The proposed development would result in significant harm to the amenity of neighbouring residential occupiers, contrary to Policy D DM1 of the Arun Local Plan (ALP), which requires development to protect the amenity of existing and future residents.

The siting of the building close to northern boundary is particularly concerning. The scale, bulk and massing of the structure would create an overbearing presence when viewed from the neighbouring property, resulting in a tangible sense of enclosure and loss of outlook. Furthermore, the proximity of the development would likely lead to a loss of natural light.

With regard to overlooking, the applicant asserts that the issue has been addressed through the introduction of a high-level window on the northern elevation. However, this is not considered sufficient. The glazing remains extensive in scale and is not positioned at a height that would prevent oblique or direct views into the neighbouring habitable spaces or private amenity areas. As such, there remains a clear and unacceptable loss of privacy. See elevations below taken from the refused application and the current proposals.

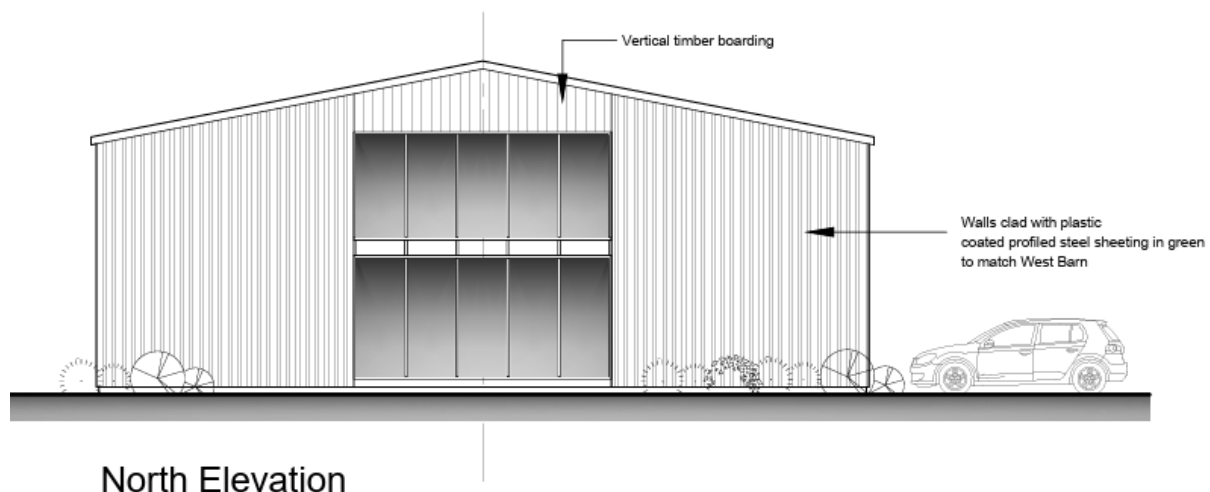


Figure 1 Refused Application AL/107/25/PL

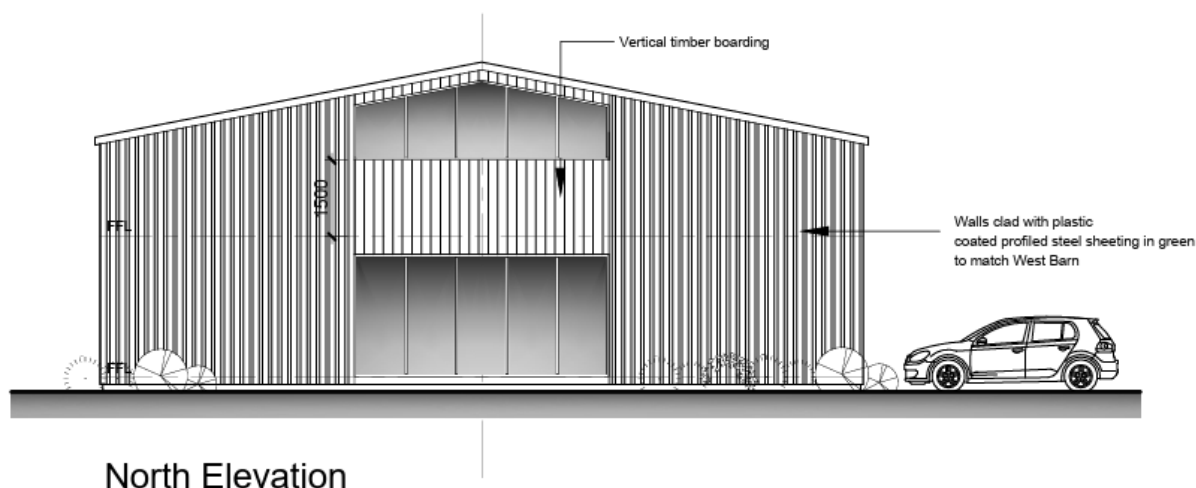


Figure 2 Current Proposals AL/20/26/PL

In addition, the proposed commercial use has the potential to introduce increased levels of noise, general disturbance, and activity, including early mornings and late evening operations, all of which would further erode residential amenity.

Highway Safety and Accessibility

The proposal is also contrary to Policy T SP1 of the ALP, which seeks to promote sustainable transport and ensure safe and suitable access for all users.

The site is located in a rural area with limited accessibility. Although a bus stop is located approximately 500m away on Nyton Road, there is no continuous or safe pedestrian route connecting the site to this facility. Furthermore, the bus service is infrequent, with approximately five services per day, rendering it unattractive and an impractical alternative to private car use.

As a result, the development would be heavily reliant on the private car, which conflicts with the principles of sustainable development set out in the National Planning Policy Framework, particularly paragraphs 108 and 110.

There are also significant concerns regarding HGV movements associated with the site. The existing commercial use already generates deliveries by large vehicles parking on the highway for loading and unloading, causing obstruction or potentially safety hazards.

The proposed development would intensify the use of the site and increase the frequency of such movements, exacerbating existing highway safety concerns to an unacceptable degree.

Character, Appearance and Impact on Heritage Assets

The site lies within the setting of the Norton Conservation Area and in proximity to designated and non-designated heritage assets. As such, the proposals must be assessed against Policy HER DM3 and HER DM4 of the ALP and Section 16 of the Framework (Conserving and Enhancing the Historic Environment).

The proposed building, by virtue of its scale, siting and massing would appear as an intrusive and incongruous form of development within this sensitive rural context. It would fail to respect the established character of the area and would not preserve or enhance the character and appearance of the Conservation Area.

Furthermore, the intensification of activity associated with the proposed commercial use, including increased vehicle movements, noise, lighting, dust and general disturbance, would erode the tranquillity and rural character that contributes to the significance of nearby heritage assets.

In line with Historic England guidance, such factors form part of the setting of heritage assets and can result in harm to their significance. In this case, the proposal would result in less than substantial harm, at the lower to mid-range of the scale.

In accordance with paragraph 215 of the Framework, this harm must be weighed against the public benefits of the proposal. Given the limited economic and social benefits associated with a single commercial building, it is considered that these do not outweigh the identified harm.

The applicant proposed landscaping and screening as mitigation. However, it is well established in planning practice that such measures should not be relied upon to justify poor design or inappropriate siting. Screening does not address the fundamental issues arising from the scale and positioning of the building.

Conclusion

While the site is previously developed land, this does not automatically make it suitable for redevelopment, particularly where clear harm would arise. The proposal conflicts with the overarching objectives of sustainable development as set out in the Framework, particularly in terms of environmental and social impacts.

The cumulative impacts of the development on residential amenity, highway safety, and heritage significance are significant and demonstrably outweigh any limited benefits associated with the scheme.

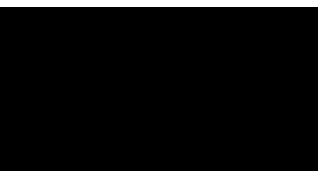
For the reasons outlined above, the proposed development is contrary to the ALP and the Framework. It would result in:

- Unacceptable harm to neighbouring residential amenity;
- Increased highway safety risks and unsustainable travel patterns;
- Harm to the character and appearance of the area; and
- Less than substantial harm to the setting of heritage assets, without sufficient public benefit to justify it.

Furthermore, the proposal fails to address all concerns raised in the refusal of the previous application and does not overcome the long-standing constraints identified through the site's planning history.

Accordingly, I respectfully request that Arun District Council refused the planning permission for this application.

Yours sincerely
Genesis Town Planning Limited

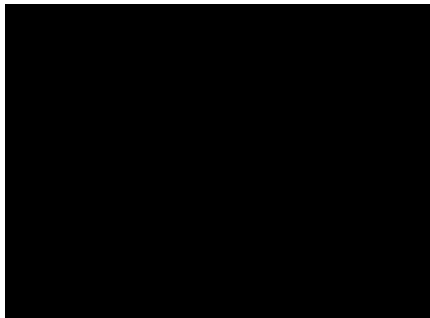


Katie Sharp BSc MA LRTPI
Associate Planner





PL- Rep



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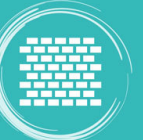
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Sent: 29 April 2026 09:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/20/26/PL- Land at West Barn Old Dairy Lane Norton PO20 3AF OBJECTION

Objection.

From: Katie Sharp [REDACTED]
Sent: 29 April 2026 09:46
To: Planning <Planning@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/20/26/PL- Land at West Barn Old Dairy Lane Norton PO20 3AF OBJECTION

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Dear Mr Davis,

Please find attached my client’s objection letter to planning application AL/20/26/PL.

Many thanks

Katie
Katie Sharp
Associate Planner
[REDACTED]



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