

PLAN RESEARCH

63 School Green Road, Freshwater, Isle of Wight, PO40 9AT

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1st May 2026

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

Our reference: RM-6.2

Dear Mr Davis,

Re: AL/20/26/PL 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 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. Land At West Barn, Old Dairy Lane, Norton PO20 3AF

I am writing to you on behalf of our client Frances Newman, who lives at The Old Stables, Aldingbourne, adjacent to the application site. Our client objects for the following reasons:

1. Neighbourhood plan policies resist new building in the countryside (ANDP EE1, EE3 and EH1)
2. Harm to the character of the conservation area (ADNP EH1, EH9)
3. Impact on neighbouring properties (ADNP EE1)
4. Parking of HGV's and trucks in the street (Norton Lane) as the access is too narrow for deliveries (ADNP GA3)
5. The applicant has not justified why a new employment building should be located in an unsustainable location (SDSP1, CSPI, ADNP EH1)
6. Deficient information in relation to drainage and flooding
7. The applicant does not own all the land, but has not served required certificates.

Unlike the previously refused scheme on the site, this new application does not seek to enable the expansion of an existing building. The applicant is different in this new application, and appears to wish to create a new building on the site, which would be sold or rented to different owners or occupiers than that of the adjacent commercial building. The current proposal is for a speculative scheme on a parcel of land that was used as a tennis court.

Neighbourhood plan policies resist new building in the countryside

ANDP Policies EE1 and EE3 support commercial developments, but ANDP Policy EH1 strictly restricts development in the countryside. Whilst the previous scheme AL/107/25/PL was assessed as an expansion of an existing business, when determining this newly-proposed speculative development, even greater consideration should be made of protecting the countryside from inappropriate development because there is no evidence presented that the proposed building is required by a local business. If there were such evidence available, the proposed development would not be speculative.

Harm to the character of the conservation area

The Arun Conservation Area Advisory Committee has made an inaccurate comment that the proposed development is within an existing “commercial enclave”. In fact, this part of Norton is mostly residential, with one site of a former agricultural barn that is now in commercial use. A previous barn was removed by our client in 2008 (AL/22/08) as part of a permission to convert redundant barns into holiday uses. This area is very strongly residential.



Image 1: Showing the rural street scene

In this residential area, all other than one of the barn-like structures are small, and built from brick. The one exception is a building that was once on an agricultural site, a large metal-clad structure set apart from the residential properties. The proposed building in this new planning application would be closer to residential properties, and won't be seen as part of the wider rural landscape. If approved, it will dominate the houses and the skyline, and create harm to the conservation area.

We note the proposal attempts to make the proposed new building appear less harsh, by having one side clad in wood. Our client's opinion is that this cladding would not significantly reduce the adverse visual impact on the conservation area of this inappropriate proposal.

Harm to the neighbouring properties

Whilst we note that the proposed structure would be further away from The Old Stables than the previous application, the structure would still loom over and harm the outlook from this residence. The proposed building would be over 6 metres tall, within 10 metres from the boundary, and have substantial glazing on the north elevation facing directly onto the neighbouring property.

Because all of our client's windows are on the south elevation of their home, their outlook will be significantly harmed by the current proposal. This application does not accord with the Aldingbourne Neighbourhood Plan policy EE1, as it would significantly negatively impact on the amenity of the surrounding residential properties.



Image 2: Showing the relationship between The Old Stables and the proposed barn

Parking of HGV's and trucks in a street too narrow for deliveries (Norton Lane)

We acknowledge the current application potentially includes enough car parking provision on site for cars and bikes, but due to the width of the lane, HGV access is impossible. Currently, HGV's park in Norton Lane, which is already causing adverse impact on the neighbouring residential properties. If two or more independent businesses have HGVs visiting the site, there would be no co-ordination between these businesses regarding delivery times, and the impact for neighbours could be very harmful. Norton Lane could easily become blocked on a regular basis, if commercial use is permitted to intensify in this rural and residential location. ANDP Policy GA3 says "New development must seek to ensure that these problems are not exacerbated." These new proposals in the current application are contrary to that policy.

Lack of justification for additional employment building in an unsustainable location

LP Policy EMP DM1 Employment Land: Development Management point 6 states that planning permission will be granted on sites outside the built-up area, provided that the proposal demonstrates that it is an appropriate sized extension of an existing employment site, or no acceptable alternative can be identified within existing permitted or allocated sites, or within or through redevelopment of existing commercial premises. The applicant has not presented any information evidencing that there are no suitable sites within the built-up area.

This policy also states that a site must be “capable of being well served by public transport or otherwise is readily accessible by means other than by private car to a significant residential workforce if employment intensive uses are proposed”. This site is an unsustainable location having regard to the distance of the site from bus stops, local shops & the lack of footpath access, therefore the users of the site would be reliant on the private car.

The policy EMP DM1 further requires a “satisfactory relationship with neighbouring uses in order that the amenities of nearby residents, in particular, are protected”. We have already demonstrated that the proposed scheme would adversely affect the amenity of our clients’ home; within 10 metres of their house, a 6.5 metre building would loom over their property, all the windows for which are on the south elevation.

Clearly, this scheme does not comply with LP policy EMP DM1 points a, d, or g.

Deficient information in relation to drainage and flooding

Our client notes and fully supports the engineers’ comments on, and objection to, the current application. Our client is very concerned that the applicant has supplied insufficient information in relation to run-off destination, extreme rainfall and flooding. We note that the engineers have also requested further information in relation to interception drainage, water quality, construction and operation, maintenance, decommissioning and structural integrity.

We note in an email to the agent, the Council Planning Officer has said that the site falls into a small site exception in relation to SuDs. The existing tennis court has a permeable surface, and the replacement building will not be permeable; we disagree that the site falls within the small site exception. The application should require the normal SuDs information to be supplied to the LPA.

Incorrect certificates served

Our client notes the applicant does not own all the land within the red line on the submitted location plan, but hasn’t served the correct land ownership certificates. The application is therefore invalid.

For all the reasons given in this letter, we ask that this application AL/20/26/PL, like the previous applications on this site, will also be refused planning permission.

Yours sincerely,

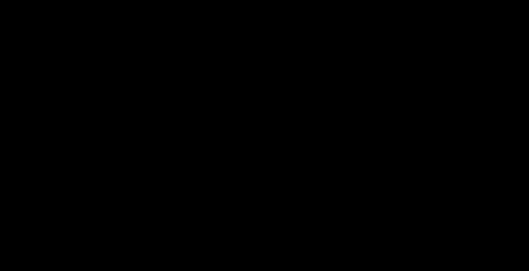
[Redacted Signature]

Martha James MRTPI
Principal Consultant
Chartered Town Planner





From: Elaine Walby on behalf of Planning.Responses
Sent: 07 May 2026 16:08
To: Planning Scanning
Subject: FW: Land adjacent to the Old Stables AL/20/26/PL
Attachments: Objection-rm-6_2.pdf



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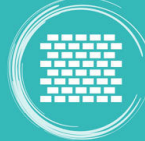
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 06 May 2026 10:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Land adjacent to the Old Stables AL/20/26/PL

Breezie Allwright

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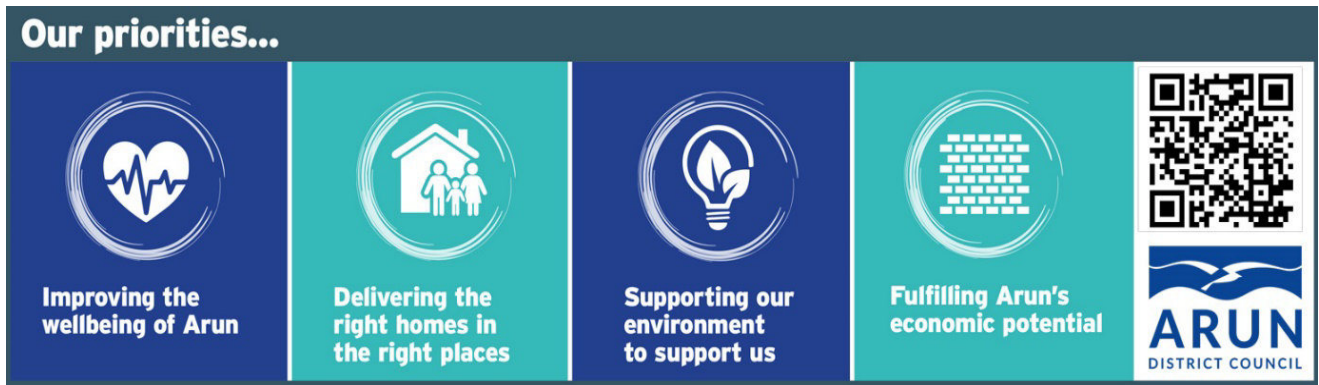
Please note my working days are Monday, Tuesday, Wednesday and Friday.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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1



From: Martha James [REDACTED]
Sent: 05 May 2026 16:06
To: Planning <Planning@arun.gov.uk>
Subject: Land adjacent to the Old Stables AL/20/26/PL

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.

Hello,

Please find attached our clients letter of objection in relation to this application.

Best wishes

Martha

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Martha James MRTPI
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Plan Research
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Freshwater,
Isle of Wight,
PO40 9AT

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