

1st May 2026

Mr Haig Dalton
New Barn Farm
Chichester
PO18 9DA

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/20/26/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 (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.

Thank you for your internet representation made on 30th April 2026 which has been recorded as an objection with the comments as follows:

OWPC83278

I note that the conservation officer is yet to comment and feel its worth drawing his attention to a Heritage Report which I have prepared and uploaded to the case file, which shows there would be harm to the setting of heritage assets. The proposed site is a busy commercial site and the proposal would only further this, having a detrimental effect. In the case of a proposed site within the Norton Lane Conservation Area and adjacent to Heritage Assets, Historic England guidance should also form the basis of good decision making, with particular regard to the need to preserve setting. Historic England guidance defines that Noise, dust, vibration and even light pollution can all contribute to harm to the setting of a heritage asset. The proposal has not made any attempt to combat it. The proposed design relies upon an 'out of sight, out of mind' approach. Harm is defined as awareness and is not reliant upon visibility. Indeed, Historic England guidance The Setting of Heritage Assets (2017) states "The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity". Awareness and harm to a heritage asset extend well beyond purely a visual connection. The existing site also makes a negative contribution to the setting of the heritage assets and further development is only likely to increase harm, with no suitable mitigation measures that could be offered. The Heritage Report points out that "The NPPF defines setting as the surroundings in which the heritage asset is experienced. There is presently no spatial separation between the proposed site and the heritage assets as they share boundaries and are in direct contact with one another. This means that there are no opportunities for additional boundary treatments that might mitigate this". For this reason, the proposal would fail preserve the setting of the heritage assets. The scale, bulk and mass of the proposal will also fail to

preserve the significance of the listed buildings and NDHAs, through increased awareness. The proposed site comprises a range of modern metal clad buildings that are typical of a warehouse. They are equivalent to a two-storey building, being highly visible from neighbouring curtilages including the NDHA of Harvests. Proposals that would exceed this height or be sited closer to the heritage assets, such as that proposed, would be harmful. The proposal by virtue of increased awareness would also harm the setting of the heritage assets and the Conservation Area. Parts of the proposed site overlap with the Conservation Area, thereby magnifying the contribution it makes to the area. Listed Buildings and NDHAs help characterise the ribbon of development. The experience of a heritage asset is not defined by public access and extends to the wider curtilage, be that from the front, rear or side of the heritage asset. In understanding this, the proposed site is directly experienced by a number of prominent heritage assets throughout the Conservation Area. In summary the proposal would cause less than substantial harm at the lower to middle of the scale, which should be weighted in terms of public benefit. The Heritage Report demonstrates that the existing commercial site is arguably harmful to the setting of many of the surrounding heritage assets and in its existing form, would be unlikely to gain officer support under present policy. That it does exist is not a reason in itself to allow further development of the proposed site, particularly where this may increase harm beyond that already experienced.

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>