

28th October 2025

Joanne Guest
Farmgate Cottage Pagham Road
PO213PY

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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: P/124/25/PL
Site Address: Land to East of Commonmead Barn Pagham Road Pagham PO21 3PY
Description of works: 2 No single storey detached dwellings (with accommodation in the roof space) along with associated car and cycle parking (resubmission following P/9/24/PL). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 27th October 2025 which has been recorded as an objection with the comments as follows:

OWPC79484

Dear Arun Council Planning team,

I strongly object to this planning application as set out below, and mirroring the same points made against the previous application NO P/110/23/PL & P/9/24/PL.

I would also like to draw your attention to the Decision notice on the previous application made on 09.11.2023, and its reasons for declining the application. Noting that points 1,2 4 & 6 haven't changed with the decrease from 4 to 2 houses. My reasons 1. The area around the proposed site was severely flooded in June 2012 including the surrounding properties, and now with global warming and the current weather condition the water level around the site is clearly visibly high. The pond at Rockery Farm is an overflow for excess water and as of today is full. This is only going to get worst if the paddock is concreted (over 50% of the area) with nowhere for the water to go in such large quantities.

2. The paddock is in a semi-rural area, and by placing 2 homes in this paddock (10m away from my boundary) it will become urbanised. This will have a detrimental impact to the value of my property.

3. The noise from the 2 properties both the homes and gardens and vehicle access are also a concern due to the closeness to my boundary.

4. There are within a half mile radius in excess off 300 homes being or have been constructed in the last few years (P/132/20/RES) without any provision for additional facilities such as Doctors Schools etc. Again, the construction of any more will increase the burden already felt in this area.

5. The site is clearly outside of the settlement gap, and historically over many years of Mr Howard trying to get planning permission to build homes, the council have rejected any change of use from agricultural (with storage). 28th February 2024 Case Officer: Hannah Kersley Telephone: 01903 737856 Email: hannah.kersley@arun.gov.uk Joanne.guest Farmgate Cottage, Pagham Road Nyetimber West sussex PO213PY Dear Sir/Madam, Town & Country Planning Act 1990 (as amended) Town and Country Planning

(Development Management Procedure) (England) Order 2015 Application No: P/9/24/PL Site Address: Land East of Commonmead Barn Pagham Road Pagham PO21 3PY Description of works: Construction of 3 No. two storey dwellings along with associated car and cycle parking. This application is a Departure from the Development plan, may affect the setting of a Listed Building, is in CIL Zone 5 and CIL liable as new dwellings. PLCOMACK (ODB) 2020 1 of 3

6. The adjacent property Rockery Farm is of historical importance and this proposed application will irrevocably damage the rural and agricultural setting of the building.

7. The proposed site will not "protect or conserve wildlife and habitat" (we are near Pagham Nature reserve), especially as the land opposite my property is now being developed and was a previous site of many migrating birds (note large amount flooding now on this site)

8. Please look at the deeds Dated December 1993 of this Paddock. With the construction of Windmill Barn & Commonmead Barn no further dwelling to be permitted to be built on the site. There is a covenant that states that the owner cannot "do or allow anything at the land- - .which is or might become a nuisance annoyance or disturbance to the - ..occupiers of the adjoining land". Clearly housebuilding that ALL the adjoining land owners object to is a nuisance.

In conclusion I strongly object, it is damaging to the local setting, harmful to ecology of the area and once again agricultural land being lost locally forever.

Kind regards

Joanne Guest

Owner of Farmgate Cottage

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>