



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

14th December 2021

Kevan Marlborough
11 Laurel Drive
Mill Farm Estate
Nyetimber
Bognor Regis
PO21 3ND

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: P/165/21/PL
Site Address: Land at Spinnaker View Pagham PO21 3FL
Description of works: New vehicular access entrance, relocated parking bays, and pedestrian access associated with the redevelopment of the rear of Inglenook Hotel as 9 No. dwellings. This application is in CIL Zone 4 (zero rated) as other development. This application may affect the setting of a Grade II Listed Building.

Thank you for your internet representation made on 13th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42591

When the original planning permission was given a few years ago, for the building of houses behind the Inglenook, the access to the site of the new homes, was to be via the narrow road leading to the car park at the rear of the Inglenook. At this time I objected to the original application, as I felt the access road alongside the Inglenook was too narrow, to allow adequate access by large vehicles. Such as refuse lorries, fire engines, large removal vans etc. This access road alongside the Inglenook I felt was too narrow & dangerous.

However planning permission was granted for the development, as Arun Council felt access alongside the Inglenook would not be an issue.

Strange now that the developer is having 2nd thoughts about this narrow access via the side of the Inglenook from Pagham Road.

Spinnaker View is a "Private Road".

I can see the nice houses in Spinnaker View from where I live on Mill Farm Estate.

The developer should NOT be given permission to build an access road, from Spinnaker View, into this new development.

If the developer is not able to effectively use the existing access down the side of the Inglenook, then tough luck!

If the developer is not able to get his massive building equipment & building supplies, onto the new site without building another access road, then that is simply an issue for the developer.

What sort of developer, buys a plot of land with planning permission granted on it, only to find out at the last

minute that access via the agreed road at the side of the Inglenook, is now a problem.

When permission was originally given by Arun years ago, despite residents concerns, we were assured then, that access to the development down the road at the side of the Inglenook was NOT going to be a problem.

The residents were told that our concerns regarding access, were completely unfounded.

On Sunday afternoon, I did a recce on foot, into Spinnaker View and also up the access road along side the Inglenook.

It is obvious from the state of the road along side the Inglenook where it joins the Pagham Road, with all the mud & large ruts & holes in the road, that this access road is not up to dealing with heavy vehicles.

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. 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>