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Jane Collins
12 Laurel Drive
PO21 3ND

4th January 2022

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

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 30th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42925

This application directly contradicts the decision made by the Planning Inspector at appeal and the original Architect's Design and Access Statement presented in 2019. The original Planning Application was for 9 houses with an access which was deemed viable, despite objections from residents and a refusal by ADC planning members.

This new application to permit access via Spinnaker View confirms that ADC were right to refuse the original application, even though their refusal was against the Highways recommendations. Perhaps ADC should have put forward a stronger case. Highways had no jurisdiction over the proposed access into the Pagham Road just as they don't have jurisdiction over Spinnaker View access, which is an unadopted and Private road exiting into the Pagham Road.

The Planning Inspector agreed

- that a refuse vehicle can enter and exit the site
- the Fire service can control any potential fires
- that there was limited conflict with the plan as a whole

Listed Building Consent was also given to remove a chair store attached to the Hotel building, in order to widen part of the access, this has not been done. Regarding vibration affecting the setting of the Hotel, it didn't seem to be a problem in the original application (see Heritage Statement from the Design & Access Statement May 2019 Page 7).

The application to increase bedrooms and square footage for 4 of the dwellings also increases the requirement for additional parking, which was already short by 4 spaces and now has a new shortfall of 8. Although a revised plan has provided an additional 4 spaces on site there remains a shortfall of 4. There is no

parking available in the village and ANY parking shortfall is unacceptable. It should not be assumed that other developments parking allocations should meet this shortfall. Spinnaker View is adhering to their developments Condition 14 and accord with policies GEN7 & GEN12 of the ADC Local Plan.

The Inspector visited the site during lock down, not a realistic snapshot/representation of the impact the development would have on the village or of the issues of parking, therefore questions should be asked if the Planning Inspector's decision was based on inaccurate evidence due to extraordinary circumstances?

ADC's condition restricting permitted development was removed by the Inspector as she was not presented with evidence of Mill Farm Drive dwellings being an 'exceptional circumstance'. One wonders what is classed as 'exceptional circumstance', again did she enter the Mill Farm Estate to look for any evidence to justify her decision.

Loss of light was already a disadvantage for residents along Mill Farm Drive and the insertion of dormers and rooflights in the four dwellings will now be very invasive. The addition of the 2nd floor does not reflect the character of the site or surrounding area, in particular the properties of Mill Farm Estate. Windows will be looking down onto single storey bungalows and conservatories. They will suffer loss of light and privacy with an unacceptable level of overlooking contrary to ADC Local Plan policies D DM1 3 (Impact).

I totally object to this new application.

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>