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14th January 2026

Nigel Rawlins
The Chapel Apt, Barton Manor
Barton Close
Nyetimber
West Sussex
PO21 4FH

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/165/25/PL
Site Address: Land to the North of Nyetimber Forge Barton Close Pagham PO21 4NH
Description of works: Replacement of muddy grass surface with fully permeable gravel, retention of natural drainage (no membranes or grid systems used), installation of cleft post-and-rail fencing with laurel hedge planting at the frontage and installation of replacement 1.8m wooden boundary fencing to the remaining sides for screening and security. This application affects the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 13th January 2026 which has been recorded as an objection with the comments as follows:

OWPC80858

I wish to object to the following Planning Applications P165/25/PL and P72/25/HH, which both contain countless material inaccuracies.

The owners purchased Nyetimber Forge and The Smithy in JUNE 2021. They then sold The Smithy in MAY 2025, to include all parking, including the existing parking at Nyetimber Forge, as stated in their first planning application in AUGUST 2025, which is clearly inaccurate.

They included in both their planning applications that they were sole owners to the land to the north, which is not true.

The unregistered roadway and the land to the north is partially unregistered, with one or two owners including myself, within the parcel of land. The only land actually owned by the applicants is a very small plot, which the compliance officer identified as a small garden plot and certainly not a carpark.

The owners have carried out works without permission to what was, an historical entrance set aside by Arun. They have clearly devastated the entire entrance but consider their efforts to have contributed to what was an historical street scape.

By granting permission to turn what is a fragile watercourse and in keeping with what was regarded by Arun, as an historical entrance and country lane, would be lost for ever.

Nyetimber Forge was set aside as an important listed building and the unregistered roadway has been seriously visually and physically damaged by the owners, re-modelling the roadway with edging to create a separate forecourt from the road. They have re-shaped and re-modelled the roadway, and it is narrower and out of shape and they have taken away the medieval chapel slabbed footpath. All this work was carried out illegally.

Nyetimber Forge is not registered within Barton Close at the gate entrance, which is where Barton Close starts. Barton Close is separate but joins the unregistered roadway to the highway, which used to look like a real country lane. The proposed 'modest' carpark will not, in any way, contribute to the historic entrance that was, and needs to be put back accordingly.

The owners have already created ongoing and impossible traffic problems at the entrance to Barton Close by building a carpark, which accommodates up to five cars and a skip on a blind bend to the highway. The residents of Barton Close are continually having to back up to allow these vehicles coming from the carpark onto the unregistered roadway and then turning into Barton Close road to turn around in Hadlands to go back out.

The land and pathway to the north, opposite Nyetimber Forge, is watercourse land and is an intrinsic part of the watercourse and where West Sussex County Council pipework is laid close by. The statement made by the owners for planning purposes are fundamentally flawed. Having spoken to some of my long-standing neighbours, I can confirm that over the 30 plus years of me living here, no cars to my knowledge, have ever parked there. Their statement that there was no structure to create a carpark, when in fact their drawings state concrete posts and 6-foot fencing panels are in situ and in the latest planning application, are within one metre of the watercourse. The unregistered roadway to the public highway has never been covered in mud until Nyetimber Forge's builders carried out their works without planning. The supposed neighbours' statements mentioned by the owners, are not shown on the planning site.

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](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>