

Nyetimber Forge
Barton Close
Pagham
West Sussex
PO21 4NH
REF:

To Whom it may Concern,

Address: Nyetimber Forge, Barton Close, Pagham

This statement supports a retrospective planning application for the resurfacing and landscaping of land know as Land to the North of Nyetimber Forge, Barton Close, Pagham.

The works comprise replacing a muddy grassed area with a permeable gravel parking surface, together with boundary treatments consistent with the character of Barton Close.

The land forms part of the domestic curtilage of the property, as acknowledged by Arun District Council.

The land sits immediately opposite the dwelling and has been used for many years as an informal parking area by the occupants of Nyetimber Forge.

Before the works, the area consisted of soft, frequently waterlogged grass. This caused:

- significant mud migration onto the public highway
- slippery conditions for vehicles and pedestrians
- deterioration of the grass and verge

Barton Close is characterised by hedging, cleft fencing, and low-impact landscaping, consistent with the Parish Council's Pagham Village Design Statement.

The development includes:

- Removal of the previous mud-prone grass surface
- Top dressing with permeable gravel, allowing natural infiltration
- Installation of cleft post-and-rail fencing with a laurel hedge along the front boundary
- Installation of 6ft closeboard fencing to the remaining boundaries

No structures or buildings have been constructed. The works improve an existing parking function and enhance the appearance of the land.

Neighbour statements confirm the land has long been used for parking by the occupants of Nyetimber Forge.

The gravel surfacing does not introduce a new use — it simply provides:

- a safer,
- cleaner, and
- more practical surface for an established domestic activity.

Need for Off-Street Parking (Policy DM5)

Nyetimber Forge is a five-bedroom dwelling. Arun's parking standards expect at least three spaces for a dwelling of this size.

Creating a proper parking surface:

- addresses the existing deficiency
- reduces on-street parking pressures
- supports the safe functioning of this cul-de-sac

Highway Safety (DM6)

The former grass surface created ongoing highway safety problems:

- mud dragged onto the road
- slipping hazards
- restricted manoeuvrability
- an untidy and eroded frontage

The permeable gravel surface, now:

- prevents mud spreading onto the highway
- provides a firm, safe surface for vehicles
- improves visibility
- protects the condition of the road edge

This is a significant safety benefit.

Design, Character & Landscaping (DM1, DM2, Pagham Village Design Statement)

The boundary treatment has been chosen specifically to reflect local character:

- Cleft post-and-rail fencing is typical of Barton Close
- The laurel hedge maintains the green frontage encouraged by the Pagham Village Design Statement
- Gravel is visually discreet and reversible

- 6ft fencing on the sides is domestic in scale and not prominent from public areas

The development enhances rather than harms the appearance of the street scene.

Surface Water Drainage / Permeability

Although a MOT base and membrane were used, the design remains fully permeable because:

- the gravel layer allows surface water infiltration
- no impermeable surfacing has been introduced
- runoff levels are unchanged from the original grass surface

The works comply with:

- SuDS principles
- Policy WDM3
- national driveway drainage guidance

Conclusion

The development:

- Enhances an established parking area
- Provides essential off-street parking for a 5-bed home
- Improves highway safety
- Removes mud-on-road problems
- Maintains full drainage permeability
- Aligns with the character and guidance of the Pagham Village Design Statement
- Complies with Local Plan Policies DM1, DM2, DM5, DM6 and WDM3
- Produces a neater, safer, and more appropriate frontage for the site

The works are modest, sensitive, and beneficial to the appearance and functioning of Barton Close.

Planning permission is respectfully requested.

Kind Regards

Lisa