

From: Nicola Oktay on behalf of Planning.Responses
Sent: 16 June 2025 10:24
To: Planning Scanning
Subject: FW: P/43/25/PL - OBJECTION

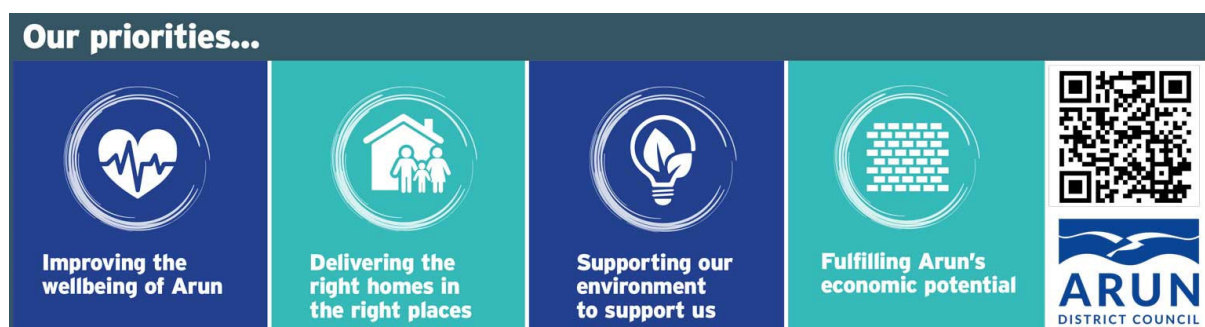
REP

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From: Mike Mariner [REDACTED]
Sent: 13 June 2025 09:23
To: Planning <Planning@arun.gov.uk>
Subject: P/43/25/PL - OBJECTION

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Dear Sir / Madam,

We are writing to formally object to the planning proposal P/43/25/PL, construction of six dwellings on land to the west of the Inglenook, Pagham.

- Spinnaker View is a private road and the applicant has not sought permission from Spinnaker View nor Platinum Gardens to use their private roadway which is a legal requirement regardless of any such rights of access the applicant may or may not have.
- Highways had noted no objection, however they are considering Pagham Road and not our private residential road. Calculations for assessment of vehicle trip generation show the addition of 29 daily two way movements which is grossly under estimated as was with Platinum Gardens.
- With our original site of Spinnaker View and the addition of Platinum Gardens together with the proposed new site has increased the overall site by 37.5%, so when the documents suggest it results in a negligible impact on the site access and the local road network, again this is not considering our private road.
- Permission will not be granted for construction vehicles to access the site via Spinnaker View or Platinum Gardens due to the unsuitability of the road for such vehicles. The Inglenook driveway was used for construction traffic whilst building Platinum Gardens site therefore can be used again as it was fit for purpose.
- The entrance to the proposed site via Platinum Gardens is not suitable and dangerous. There are young children on site that would be endangered due to the very tight access and due to the close proximity to the dwellings. How can this be deemed to be safe? We have noticed that some residents reverse from Spinnaker View onto their driveway in Platinum Gardens as there is not enough room to turn on site.
- It would be beneficial for the applicant to re consider using the Inglenook driveway for entry and exit. In addition if he was to use the existing Inglenook driveway the potential new residents on site would only be liable for their own site management fees. If access was to continue via Spinnaker View and Platinum Gardens the new homeowners would be liable to pay three site maintenance charges, as both are private properties and wholly owned by owners (shareholders), therefore cannot be classified as a second stage / continuation as stated on the applicants site drawings as the land ownership has been transferred to the property owners.

- Has there been a swept path analysis for the refuse trucks? Reading the proposal it is suggested that the refuse trucks will stop on Spinnaker View and drag the bins to the refuse trucks. Bins from Platinum Gardens and the proposed new site are not allowed on our land and would be deemed as trespass as stated in the deed of covenant between Platinum Gardens and Spinnaker View, thus the same situation between Platinum Gardens and the proposed new site.
- There is insufficient parking on the proposed new site, and we can't make the assumption that residents will use the garage for parking purposes as it is common practice to use a garage purely for storage. This will lead to overspill onto our private roads, which will be illegal as the use of our private roads are only to enter and egress, with no stopping or parking, as written in the current deed of covenant between Platinum Gardens and Spinnaker View. This could encourage and make the council complicit in creating potential neighbourly disputes which as seen in the media to have severe consequences.
- The site provisions for a footpath going to the Inglenook pub should not be granted to keep the whole site safe from the potential of crime as it would create multiple escape routes, as currently only one way in / out.
- The proposed site encourages a varied wildlife habitat, some of the trees are protected by TPO's which should not be removed. Already whilst Platinum Gardens was being constructed some trees were felled on the proposed new site, it was believed that they were only to be trimmed, however they were removed. Did these have TPO's
- There is a current poplar tree directly adjacent to the proposed site that has a TPO which must be protected by a no dig zone to protect the roots. The site should encourage a natural green boundary to maintain and encourage wildlife, as well as privacy for all parties.
- Looking at the site property drawings it has been noted that plots 5 & 6 will replicate 9.5m in height matching plots 5,6,8 & 9 of Platinum Gardens which were approved under an s73 permission. These were originally submitted as 3 bedroom, yet the developer always intended to create 4 bedrooms going up another floor as this will replicate, we will be assuming that the same situation will arise again. This cannot be allowed to happen this time during the build as this would mean that additional parking must be provided for which there is no allocation available.

Yours Sincerely

Mr & Mrs Mariner
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PO21 3FL

Sent with [Proton Mail](#) secure email.